



Discover retirement living to the full at
The Apartments at Royal Gardens, Buntingford


McCarthy & Stone



Computer generated image of The Apartments at Royal Gardens. Image is indicative only.

Welcome to The Apartments at Royal Gardens

The Apartments at Royal Gardens is a Retirement Living development, brought to you by McCarthy & Stone – the only housebuilder of any size to win the Home Builders Federation 5 star award for fourteen years running.

Designed exclusively for the over 60s, this development comprises 33 one and two bedroom apartments with a range of communal facilities such as; a Club Lounge, a Guest Suite[^]# and a thoughtfully designed garden terrace to enjoy with family and friends.



Typical Club Lounge

“
I've always been a sociable person, so it's lovely that there are always other people around and lots of activities to get involved in.
”

Homeowner, Bowes Lyon Court,
Poundbury

[^]Additional charge applies. #Subject to availability.



Picture yourself here

Picture yourself in a spacious and stunning new apartment. Designed to the Lifetime Homes Standard*, our high quality Retirement Living apartments are carefully built with pride and attention to detail. There is a fully fitted kitchen, spacious level access shower room, walk-in wardrobes and large picture windows to selected plots. Chrome door furniture and walls painted in a neutral colour emulsion combine to make these truly desirable apartments.

Designed with you in mind

All Retirement Living developments are wheelchair friendly and there's a secure mobility scooter room to store and charge your vehicle**.

If bending and lifting is a concern, you will notice that the ovens and plug sockets are a convenient height. There is also slip resistant tiling in the shower room, a walk-in shower and lever taps for ease of use.

The safety features extend into the development where you will find a lift and secure parking on-site***.

Peace of mind guaranteed

Knowing that help is at hand creates a sense of well-being. There is a 24 hour emergency call system provided by a personal pendant and optional call points in your bedroom and bathroom, as well as an on-site House Manager during office hours.

You will be able to see who is calling for you at the development front door with the camera entry system linked to your TV screen. Getting around at night is helped by having illuminated light switches. You can relax knowing that you are safe and secure.

Energy efficiency comes as standard

The Apartments at Royal Gardens have been built with energy efficiency in mind, including features such as double glazed windows, heat recovery ventilation units and insulated cavity walls. All of which will help to improve the sustainability of The Apartments at Royal Gardens and can help you save on those energy bills.



“

I'm so pleased we decided to make the move to our new McCarthy & Stone apartment. Everyone here is so friendly and it's great having the option to socialise or just spend time on our own.

”

Homeowner, Poets Place, Loughton

*Lifetime Homes Standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. **Spaces subject to availability. ^Additional charge applies.



Stylish facilities for you to enjoy

Outside your apartment there are extra facilities to enjoy. At the heart of the development is our Club Lounge. It is a lovely place to meet up with friends old and new and is convenient for when family comes to visit.

Enjoy the development

The stunning Club Lounge is designed for you to relax in beautiful, comfortable surroundings. Enjoy a book or just catch up with family and friends, old and new.

We also have Guest Suite accommodation[#] with TV and tea and coffee making facilities available for your friends and family to stay, making it easier for you to host your loved ones.

Socialising with new friends

Socialise as much or as little as you like; your House Manager is not only there to take care of the day to day running of the development but is on hand to facilitate events and activities that you can choose to be part of.

Typically, you will find there are book clubs, film nights and day trips[^] which can be booked. You can invite your friends and family to participate in events and celebrate all the major occasions throughout the year.

Enjoy the outdoors

You can sit back and relax on the thoughtfully designed garden terrace, with delightful views over the parkland area throughout the seasons.



[#]Additional charge applies. [#]Subject to availability.



Your new apartment in detail

Apartment Features

General

- Double glazing
- Washer/dryer provided to all apartments
- Walk-in wardrobe to master bedroom
- Telephone and television point in living room and all bedrooms
- Sky Q connection point in living room
- MVHR to all rooms

Shower Room

- Fitted and tiled shower room with level access shower
- Slip resistant floor tiling
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

Kitchen

- Fitted kitchen with integrated fridge, freezer, microwave and ceramic hob
- Ivory gloss units
- Mid-height oven
- Cooker hood
- Anthracite granite composite sink with lever taps
- Under cabinet lighting

Heating and finishes

- Central heating
- Walls painted in a neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

Safety and security

- Camera entry system for use with a standard TV
- 24 hour emergency call system provided by a personal pendant and optional call points in your bedroom and bathroom
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment

Development Features

- Club Lounge
- House Manager
- Wheelchair friendly
- Guest Suite[#]
- Lift to all floors
- Landscaped garden
- Mobility scooter store[#]
- Car parking available on-site^{^#} (please ask a Sales Consultant for more details)
- Car charging points[#]



Typical kitchen



Typical living room



Typical bedroom



Typical shower room

10 Year Warranty

Your apartment comes with a 10 Year NHBC warranty

[^]Extra charge applies. [#]Subject to availability.



“

The fact that we can shut the front door and be safe in the knowledge that there are friendly staff always on-site is a huge benefit and an important aspect for us.

”

Resident, Landmark Place, Denham Green



The Apartments at Royal Gardens


Development Layout



The Apartments at Royal Gardens

Ground Floor



- | | | | |
|---|----------------------|----|-----------------|
|  | 1 bedroom apartment | L | Lift |
|  | 2 bedroom apartment | O | Office |
|  | Communal/staff areas | P | Plant room |
| | | R | Riser |
| | | SS | Smoke shaft |
| | | WC | Communal toilet |

The Apartments at Royal Gardens

First Floor



- | | | | |
|---|----------------------|----|-------------|
|  | 1 bedroom apartment | L | Lift |
|  | 2 bedroom apartment | R | Riser |
|  | Communal/staff areas | SS | Smoke shaft |

The Apartments at Royal Gardens

Second Floor



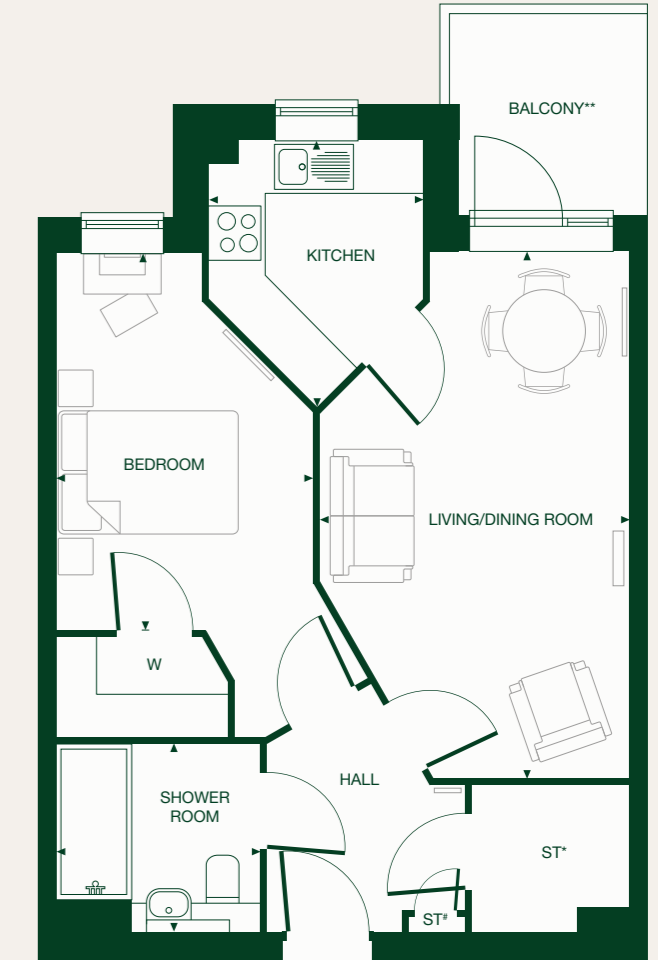
- 1 bedroom apartment
 - 2 bedroom apartment
 - Communal/staff areas
- L Lift
 - R Riser
 - SS Smoke shaft

The Archers

Apartments:

Ground Floor	26 33
First Floor	45
Second Floor	50 52 55

Living room	19' 1" x 11' 2"	(5809mm x 3411mm)
Kitchen	7' 9" x 9' 8"	(2373mm x 2952mm)
Bedroom	13' 8" x 9' 4"	(4175mm x 2839mm)
Shower room	7' 5" x 6' 10"	(2255mm x 2082mm)



* Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. *Store cupboards contain heating unit, hot water cylinders, washer dryers and ventilation units. *Contains meter unit. Please ask your Sales Consultant for individual apartment plans.

**Terrace to plots 26 & 33

W Wardrobe
ST Storage cupboard

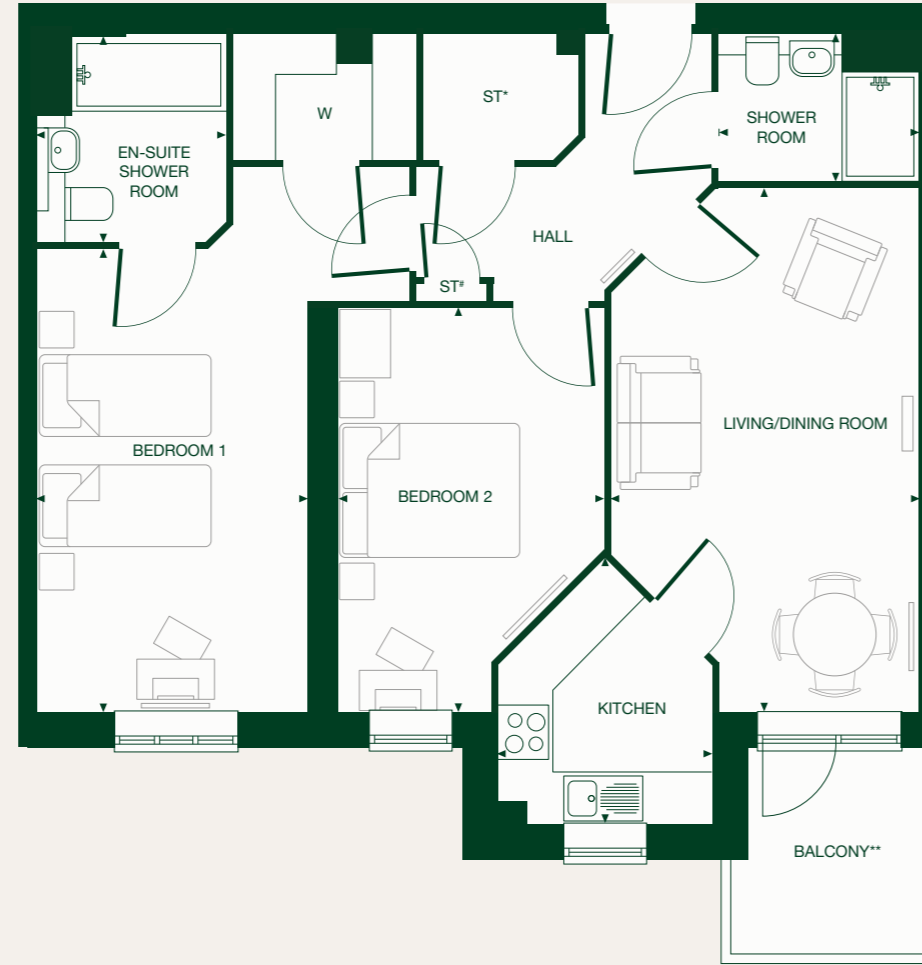
The Barley

Apartments:

Ground Floor	27
First Floor	39
Second Floor	53

Living room	18' 11" x 11' 1"	(5772mm x 3386mm)
Kitchen	7' 9" x 9' 8"	(2373mm x 2939mm)
Bedroom 1	16' 9" x 9' 9"	(5110mm x 2977mm)
Bedroom 2	14' 7" x 9' 8"	(4454mm x 2939mm)
En-suite shower room	6' 10" x 7' 3"	(2081mm x 2219mm)
Shower room	5' 4" x 7' 3"	(1631mm x 2200mm)

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** Terrace to plot 27

W Wardrobe
ST Storage cupboard

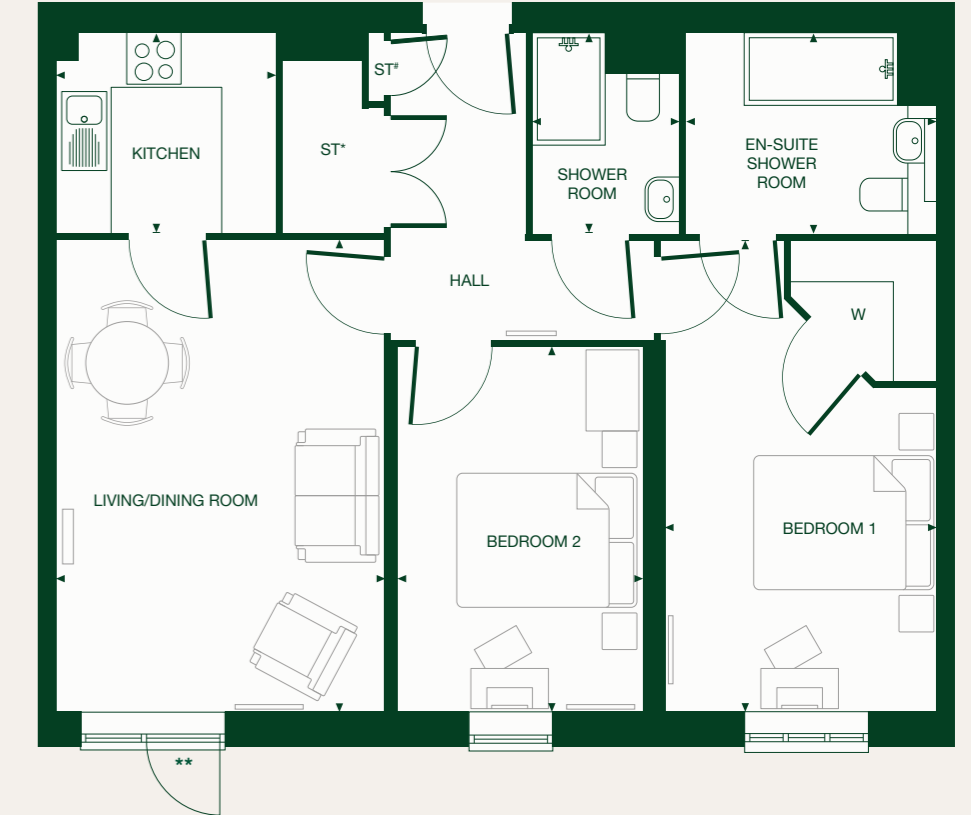
The Bell

Apartments:

Ground Floor	28 30
First Floor	40 42

Living room	17' 1" x 11' 10"	(5203mm x 3612mm)
Kitchen	7' 11" x 7' 3"	(2424mm x 2200mm)
Bedroom 1	16' 11" x 9' 10"	(5146mm x 2997mm)
Bedroom 2	13' 2" x 8' 10"	(4020mm x 2683mm)
En-suite shower room	9' 1" x 7' 3"	(2766mm x 2200mm)
Shower room	7' 3" x 5' 4"	(2203mm x 1617mm)

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** Terrace to plots 28 & 30
Juliet balcony with door opening inwards to plots 40 & 42

W Wardrobe
ST Storage cupboard

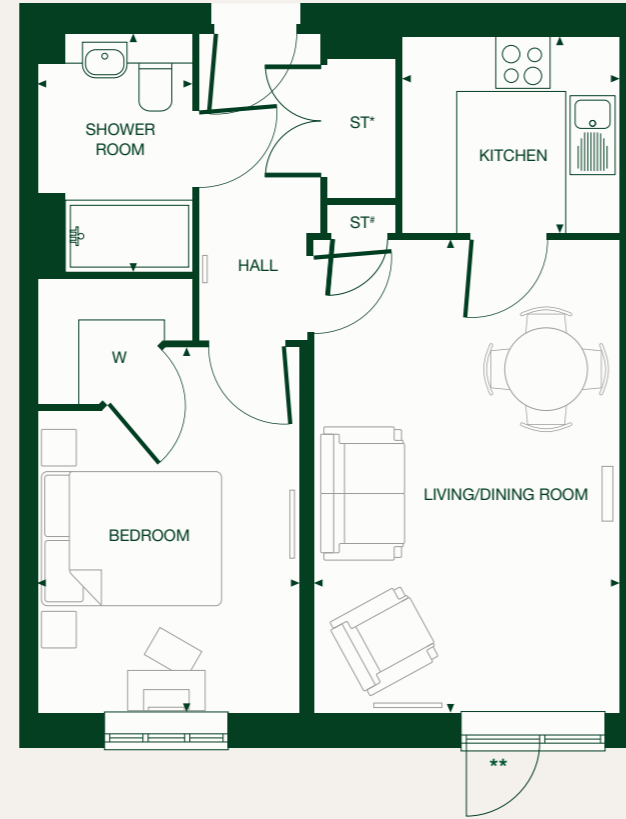
The Benson

Apartments:

Ground Floor | 29 |

First Floor | 41 |

Living room	17' 1" x 11' 1"	(5200mm x 3370mm)
Kitchen	7' 11" x 7' 1"	(2403mm x 2150mm)
Bedroom	13' 2" x 9' 5"	(4022mm x 2882mm)
Shower room	8' 7" x 5' 6"	(2618mm x 1688mm)



**Terrace to plot 29
Juliet balcony with door opening inwards to plot 41

W Wardrobe
ST Storage cupboard

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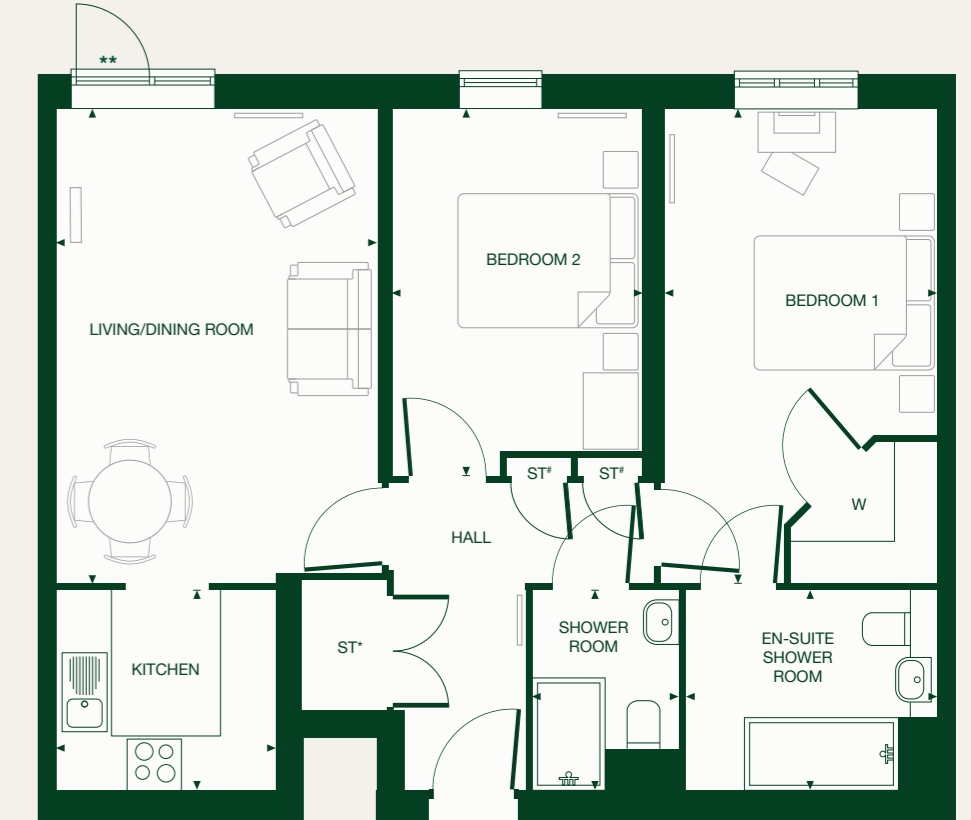
The Croft

Apartments:

Ground Floor | 31 |

First Floor | 43 |

Living room	17' 2" x 11' 7"	(5233mm x 3538mm)
Kitchen	7' 11" x 7' 3"	(2425mm x 2200mm)
Bedroom 1	17' 2" x 9' 10"	(5229mm x 2998mm)
Bedroom 2	13' 3" x 9' 1"	(4050mm x 2757mm)
En-suite shower room	9' 1" x 7' 3"	(2757mm x 2200mm)
Shower room	7' 3" x 5' 4"	(2200mm x 1617mm)



**Terrace to plot 31
Juliet balcony with door opening inwards to plot 43

W Wardrobe
ST Storage cupboard

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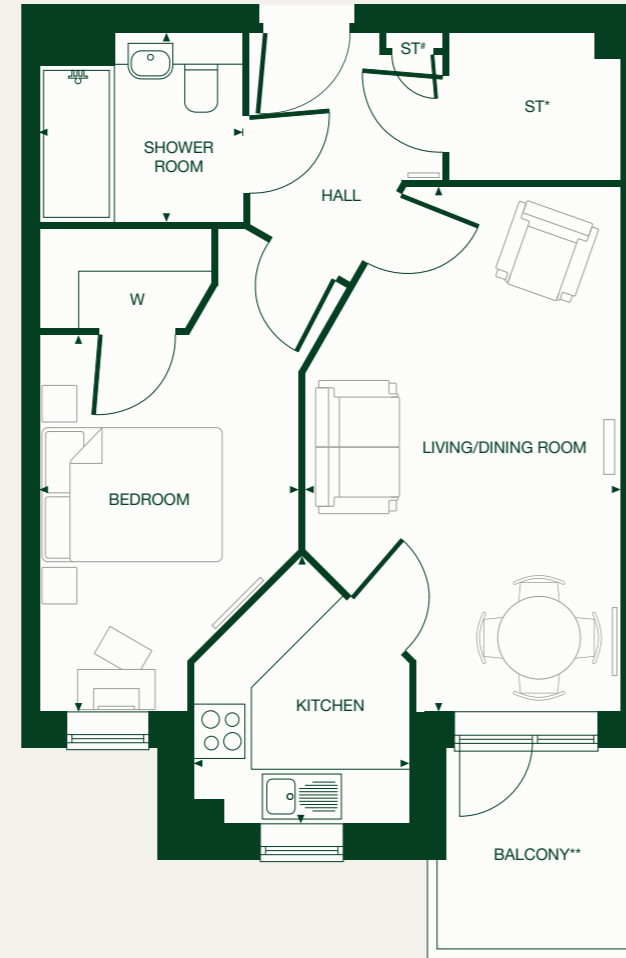
The Ermine

Apartments:

Ground Floor	32 34
First Floor	44 46
Second Floor	51 54 56

Living room	19' 0" x 11' 5"	(5779mm x 3472mm)
Kitchen	7' 9" x 9' 8"	(2373mm x 2937mm)
Bedroom	13' 7" x 9' 5"	(4147mm x 2865mm)
Shower room	7' 5" x 6' 10"	(2256mm x 2082mm)

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**Terrace to plots 32 & 34

W Wardrobe
ST Storage cupboard

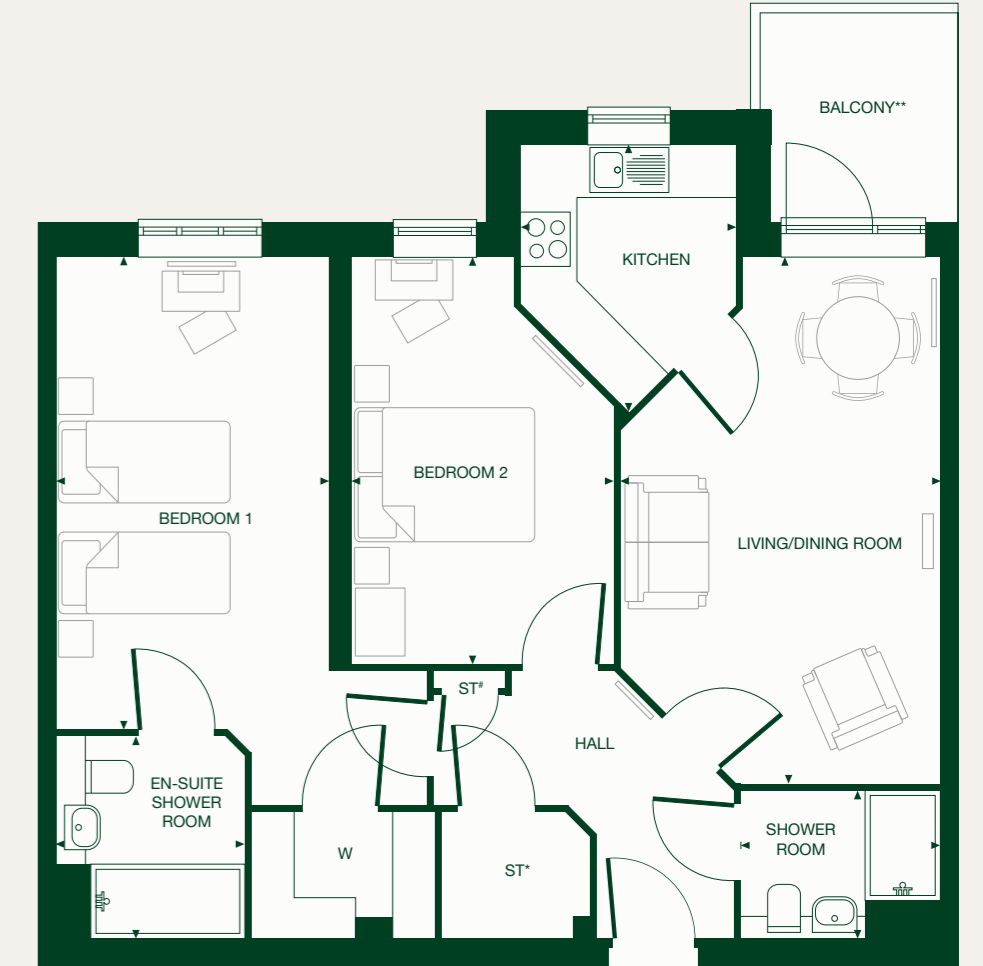
The Layston

Apartments:

Ground Floor	35
First Floor	47
Second Floor	57

Living room	19' 0" x 11' 7"	(5801mm x 3527mm)
Kitchen	7' 9" x 9' 8"	(2373mm x 2950mm)
Bedroom 1	17' 1" x 9' 10"	(5202mm x 3008mm)
Bedroom 2	14' 9" x 9' 6"	(4483mm x 2886mm)
En-suite shower room	6' 10" x 7' 3"	(2081mm x 2220mm)
Shower room	5' 4" x 7' 2"	(1631mm x 2190mm)

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**Terrace to plot 35

W Wardrobe
ST Storage cupboard

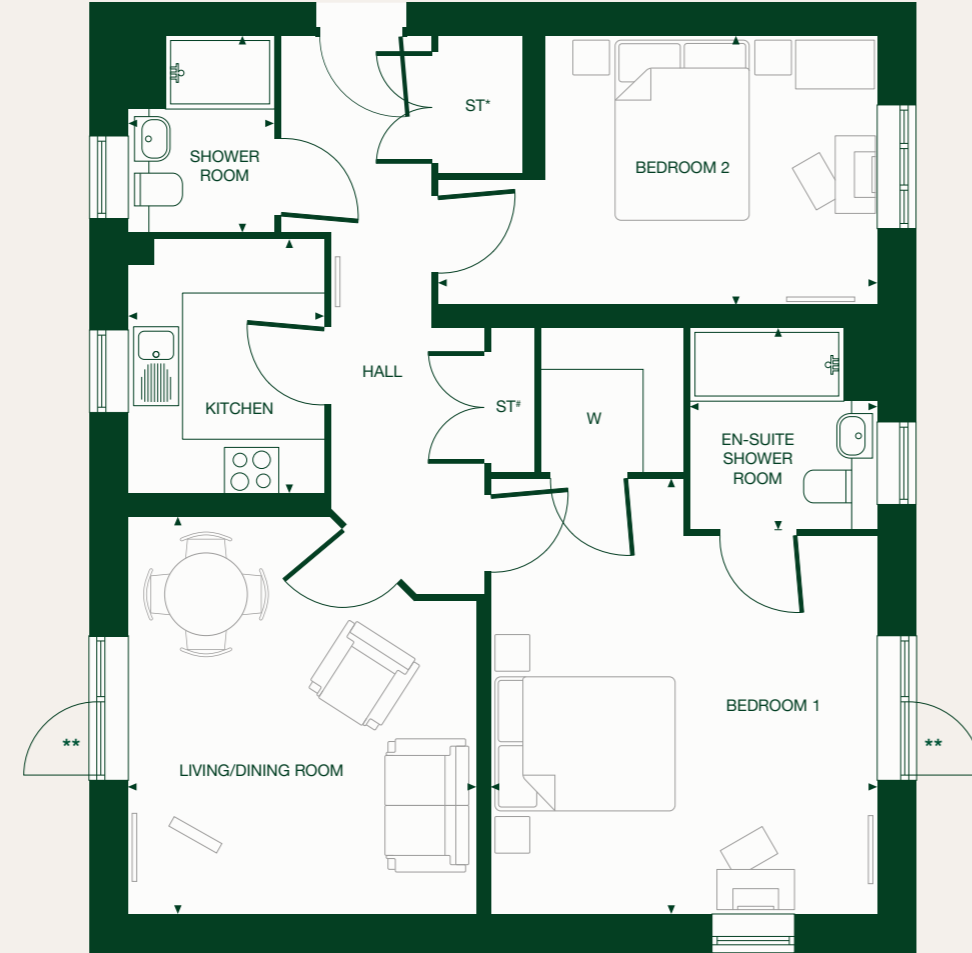
The Longmead

Apartments:

Ground Floor | 36 |

First Floor | 49 |

Living room	14' 5" x 12' 7"	(4384mm x 3835mm)
Kitchen	7' 1" x 9' 2"	(2159mm x 2805mm)
Bedroom 1	15' 9" x 14' 0"	(4806mm x 4258mm)
Bedroom 2	15' 11" x 9' 8"	(4843mm x 2957mm)
En-suite shower room	6' 10" x 7' 3"	(2070mm x 2216mm)
Shower room	7' 1" x 5' 3"	(2152mm x 1612mm)



**Terrace to plot 36
Juliet balcony with door opening inwards to plot 49

W Wardrobe
ST Storage cupboard

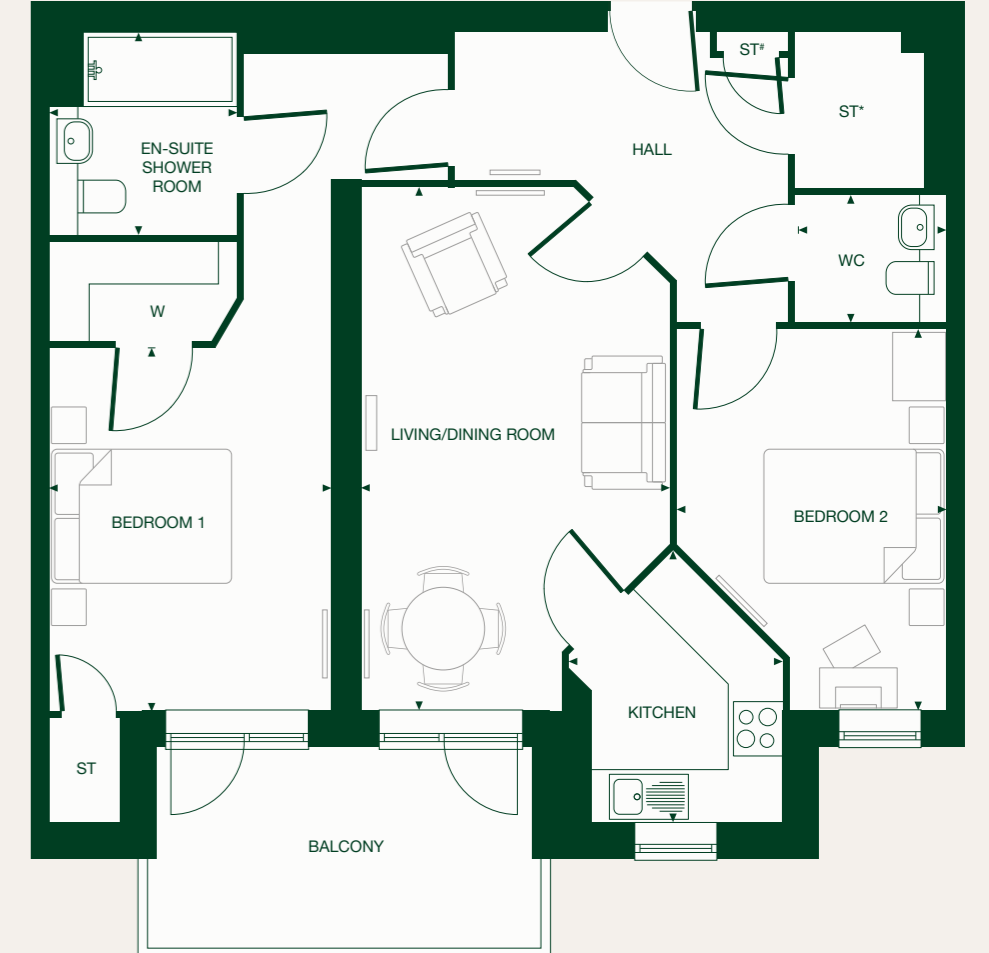
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The Red

Apartments:

First Floor | 37 |

Living room	18' 10" x 11' 2"	(5742mm x 3398mm)
Kitchen	7' 9" x 9' 10"	(2364mm x 3002mm)
Bedroom 1	13' 11" x 10' 2"	(3998mm x 3111mm)
Bedroom 2	13' 9" x 9' 9"	(4201mm x 2962mm)
En-suite shower room	6' 9" x 7' 3"	(2059mm x 2219mm)
WC	4' 7" x 5' 4"	(1399mm x 1620mm)



W Wardrobe
ST Storage cupboard

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The Saxon

Apartments:

First Floor | 38 |

Living room	18' 11" x 11' 5"	(5772mm x 3482mm)
Kitchen	7' 11" x 9' 8"	(2402mm x 2953mm)
Bedroom 1	16' 10" x 9' 9"	(5141mm x 2963mm)
Bedroom 2	14' 7" x 9' 7"	(4454mm x 2914mm)
En-suite shower room	6' 9" x 7' 3"	(2048mm x 2200mm)
Shower room	5' 3" x 7' 2"	(1607mm x 2190mm)

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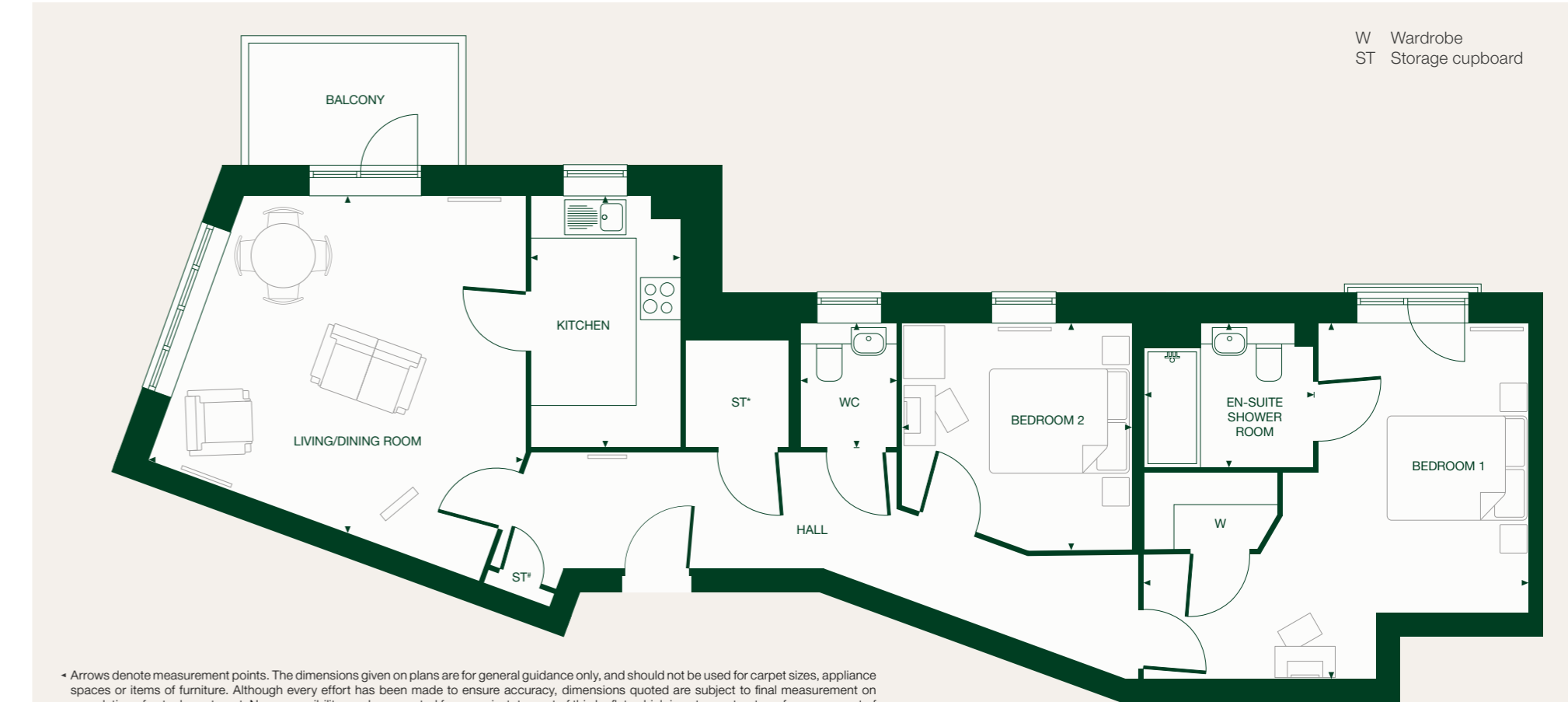
W Wardrobe
ST Storage cupboard

The Tannery

Apartments:

First Floor | 48 |
Second Floor | 58 |

Living room	15' 8" x 17' 7"	(4771mm x 5356mm)	Bedroom 2	10' 6" x 10' 8"	(3199mm x 3259mm)
Kitchen	6' 10" x 11' 7"	(2094mm x 3541mm)	En-suite shower room	6' 8" x 7' 11"	(2023mm x 2405mm)
Bedroom 1	16' 6" x 17' 11"	(5038mm x 5465mm)			



W Wardrobe
ST Storage cupboard

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Map



Supermarkets

- 1 Sainsbury's Local
- 2 Co-op Food

Doctors / Dentists

- 3 Medical Centre
- 4 The Dentist
- 5 J. Oliver Radley Opticians

Pharmacies

- 6 Lloyds Pharmacy

Health & Beauty

- 7 Ward Freman Swimming Pool
- 8 Hairdresser

L Library

P Post Office



Buntingford – Hertfordshire's hidden treasure

The Apartments at Royal Gardens is a select new development in Hertfordshire's historic Buntingford.

Set in the rolling countryside of north-east Hertfordshire, Buntingford is the county's smallest town. The pretty pedestrian-friendly high street sits in the heart of a conservation area – designated as an area of outstanding historical interest which boasts a wealth of medieval and Georgian buildings.

The regular Monday market which dates back to 1542 makes it easy to turn shopping into a chance to stop and chat. 18th and 19th century inns sit alongside Georgian, Regency and Victorian buildings along with other historic features including 17th century St Peter's Church, The Cage, an 18th century one-room prison; and the town clock, a rare 16th century one-handed turret clock.

With everything you need close by, Buntingford offers a relaxed approach to life. Take a stroll and call in at the traditional bakery, visit the butcher and the cheesemonger or drop in at one of the historic inns. Take your pick of a wealth of clubs and societies, welcoming film, crafts and history enthusiasts.

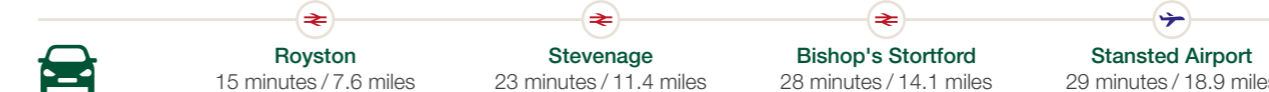
For those who prefer more active pursuits, Buntingford's Ward Freman Pool offers swimming and racquet sports, whilst Buntingford Bowls Club plays competitively across Hertfordshire and the surrounding counties. Other sports clubs include East Herts Golf Club and Buntingford Tennis Club, who welcome new members of all abilities. Also popular is Buntingford Senior Citizens Club, with a busy social calendar of events and outings.

Making friends and being part of a community is easy in Buntingford. A McCarthy & Stone home at Royal Gardens makes it easier still.

By Train from Royston



By Car



High Street



Village Sign



The Crown Public House



McCarthy & Stone
— Retirement living to the full —

We'll help you find your perfect retirement apartment.

The Apartments at Royal Gardens, Ermine Street, Buntingford SG9 9RS

Call us on 0800 185 5616 to find out more
or visit www.mccarthyandstone.co.uk/buntingford-apartments/

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September 2019



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CODE FOR
HOME BUILDERS**

www.consumercode.co.uk