



**Seymour Road, BUNTINGFORD SG9 9SW**

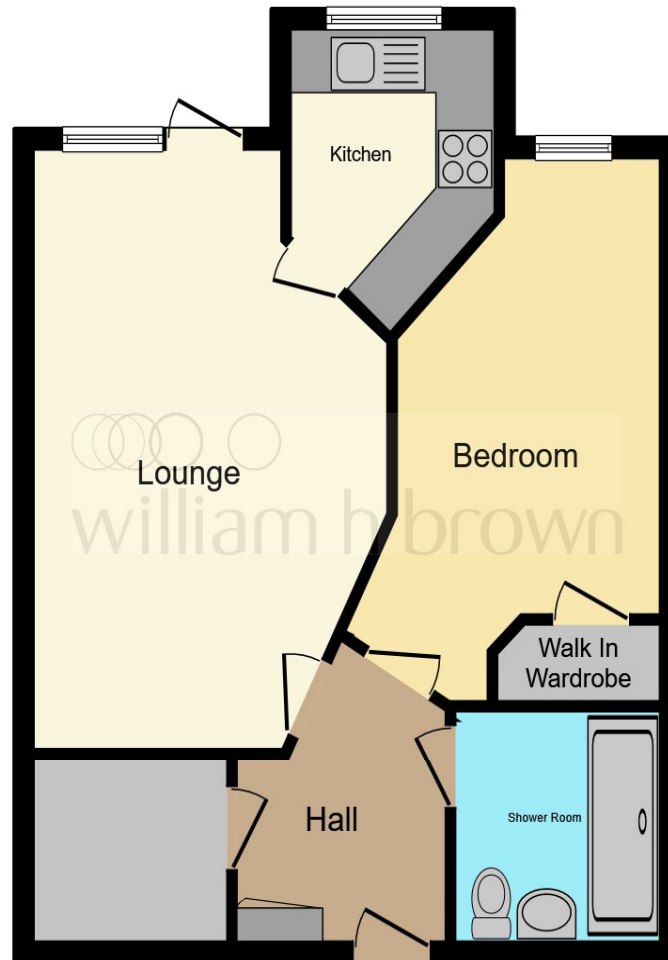


**welcome to**

## **Seymour Road, BUNTINGFORD**

'Royal Gardens' in Buntingford has been designed and constructed for modern retirement living. The development has a dedicated House Manager on site and 24 hour emergency call systems, should you require assistance. The communal lounge area provides a great space to socialise with friends and family and there is also a Guest Suite available (A fee Applies). Buntingford itself is a popular commuter town providing easy access to the A10 and offers a wide range of shopping and recreational amenities including a weekly market. The apartment itself is bright and airy and offers an entrance hall, a spacious lounge/dining room with access to a PRIVATE BALCONY. The kitchen is modern and is fully fitted with 'white gloss' units, roll top work surfaces, fitted oven, hob, extractor hood and an integrated fridge/freezer. The wet room offers a full width walk-in shower unit with grab rails and a glass shower screen, wash hand basin with vanity unit, low level flush WC and a heated towel rail. An internal viewing is highly recommended.





## Entrance Hall

## Lounge/Dining Room

19' 1" max x 11' 11" max ( 5.82m max x 3.63m max )

## Private Balcony

## Fitted Kitchen

7' 9" max x 8' 6" max ( 2.36m max x 2.59m max )

## Double Bedroom

17' 8" into door recess x 8' 11" max ( 5.38m into door recess x 2.72m max )

## Luxury Wet Room

## Utility/Store Room

## Communal Lounge

## Lift Access

Total floor area 51.0 m<sup>2</sup> (549 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Seymour Road, BUNTINGFORD

- NO UPWARD CHAIN
- MODERN RETIREMENT DEVELOPMENT
- SPACIOUS LOUNGE/DINING ROOM WITH PRIVATE BALCONY
- FITTED KITCHEN
- WET ROOM WITH WALK IN SHOWER

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £265,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107494](http://williamhbrown.co.uk/Property/WRE107494)



Property Ref:  
WRE107494 - 0003

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