

28 Seymour Road | Buntingford | SG9 9SW

Asking Price £399,999

Recently re-decorated, spacious two double bedroom ground floor apartment situated in a modern retirement block, with residents and visitors parking, situated within walking distance of Buntingford High Street. The property benefits from uPVC double glazing, heating to radiators, spacious storage cupboards, en-suite to master bedroom and sole use of South facing patio. This attractive home for anybody over 60 years of age, is in a semi-rural location with country walks close-by. NO UPPER CHAIN!







CHRIS DELLAR
PROPERTIES
Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH
T 01763 272605
E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

GENERAL INFORMATION

**Four hour emergency call pendants, with optional call points **Camera entryphone system linked to TV screen **Spacious level access shower room **Wheelchair friendly **Lifts to upper floors **On-site house manager during office hours **Large residents lounge **Well maintained parking areas and gardens **Secure mobility scooter room to store and charge (subject to availability)

Communal Entrance

Large Communal Reception Hall

Spacious communal corridor to:

Entrance Door

With security spyhole. Door opens to:

Reception Hall

Radiator. Double fronted walk-in storage cupboard with light. Space & plumbing for washing machine. Fitted shelving. Meter cupboard containing fuseboard.

Lounge/Diner

17'2 x 11'11 (5.23m x 3.63m)

uPVC double glazed door to patio with full height side incorporating opening window. Radiator. Door to:

Kitchen

7'10 x 7'0 (2.39m x 2.13m)

Range of wall & base units incorporating work surfaces, drawers and single drainer sink unit with mixer tap. Under-counter lighting. Integrated four ring electric hot plate with glass back plate and extractor above. Electric oven with grill. Integrated microwave, fridge and freezer. Ceramic floor tiles.

Bedroom One

17'1 x 9'10 (5.21m x 3.00m)

uPVC double glazed window to front. Radiator. Doors to walk-in wardrobe and:

Ensuite Shower Room

Double length shower cubicle with wide opening, vanity unit with inset wash hand basin and storage cupboard below and low flush WC with concealed cistern. Ladder style radiator. Tiling to dado height extending to splashbacks. Wall mounted mirror-fronted bathroom cabinet. Extractor fan.

Bedroom Two

13'3 x 8'10 (4.04m x 2.69m)

uPVC double glazed window to front. Radiator.

Bathroom

Corner shower cubicle, pedestral wash hand basin and low flush WC with concealed cistern. Ladder style radiator. Tiling to dado height extending to splashbacks. Extractor fan. Ceramic floor tiles.

Patio Area

With sole use for resident.

Communal Gardens

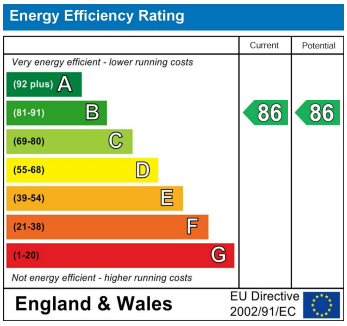
Well maintained communal gardens.

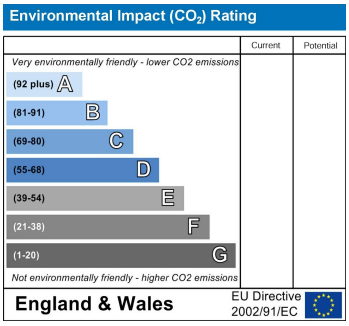
Residents/Visitors Parking

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate











CHRIS DELLAR
PROPERTIES
Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH
T 01763 272605
E enquiries@chrisdellar.co.uk
www.chrisdellar.co.uk