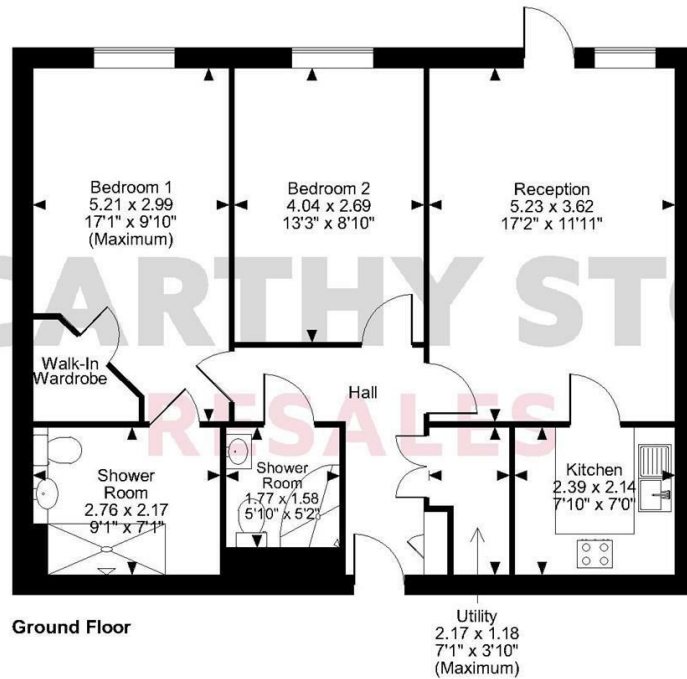
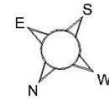


Seymour Road, Royal Gardens, Buntingford  
Approximate Gross Internal Area  
750 Sq Ft/70 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 28 Royal Gardens

Seymour Road, Buntingford, SG9 9SW



**Asking price £399,999 Leasehold**

A WONDERFULLY presented two bedroomed retirement apartment. Conveniently situated on the GROUND FLOOR, this stunning apartment boasts direct access to a SOUTH FACING PATIO AREA directly from the lounge.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is prohibited.



# Royal Gardens, Seymour Road, Buntingford

## 2 bed | £399,999

### Royal Gardens

Royal Gardens has been designed and constructed for modern retirement living. The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family and, if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

### Local Area

Buntingford is a highly desirable town located in Hertfordshire, about 45 miles north of London and 25 miles south east of Cambridge. A popular commuter town for folks working in London and Stevenage, the town has a friendly and bustling atmosphere and plenty of local amenities and attractions. On the main High Street, residents will find a wide variety of restaurants, cafes, takeaways and bars, as well as independent boutiques and shops, supermarkets, a pharmacy, post office, hairdressers and a library. There's also a weekly market held every Monday which sells fresh produce, flowers and locally made crafts.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response speech module is situated in the hall. From the hallway there's a large storage / airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Raised electric power sockets, decorative ceiling light and fitted carpets. Doors leading to the lounge, bedroom and shower room.

### Lounge

The bright and spacious lounge has the benefit of French doors leads onto a south facing patio area. The spacious room allows ample space for dining. TV and telephone point, raised electric power sockets, two ceiling light points and newly fitted carpets. Part glazed door leading to the separate kitchen.

### Kitchen

Fully fitted modern kitchen with white high gloss low and eye level units and drawers with roll top work surfaces above. The inset sink with mono lever tap and drainer. Electric waist height oven (for minimal bend) and microwave above. Four ring hob with extractor hood above. Integral brand new fridge/freezer. Ceiling light, tiled flooring and electric sockets.

### Bedroom

Spacious bedroom with doors that lead onto a large walk-in wardrobe with lots of storage space. This room is completed with a spacious En-suite bathroom TV and telephone point, raised electric power sockets, central ceiling light, fitted carpets.

### Second Bedroom

A good sized second south facing bedroom that can be used as a separate dining room, hobby room or study. Raised electric power sockets, fitted carpets.

### Shower room

Modern shower room with a walk in shower unit with a glass screen. WC. Wash hand basin with vanity unit storage cupboard and wall mounted mirror with built in light above. Tiled flooring.

### Service Charge

- 24-hour emergency call system
- on-site visiting house manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service Charge fee: £5,245.82 for financial year ending 31st March 2027.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House

Manager.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to.

(often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200)'.

### Leasehold Information

Lease length: 999 years from 1st Jan 2020

Ground rent: £425 per annum

Ground rent review: 1st Jan 2035

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

### Additional Services & Information

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living cost's.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Mains drainage

