

## **59 Royce House**

**Hedda Drive, Peterborough, Cambridgeshire, PE7 8GY**



**PRICE: Offers in the region of  
£125,000**

**Lease: 125 years from 2006**

A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT BENEFITING FROM BEING RE-DECORATED AND RE-CARPETED THROUGHOUT AND WITH NEW KITCHEN AND BATHROOM FLOORING. Royce House is conveniently situated close to Serpentine Green shopping centre and a short walk to local supermarket. Lots of easy walking paths are close by. Constructed by McCarthy & Stone (Developments) Ltd and comprises of 50 properties arranged over 4 floors each served by passenger lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that we may apply to

Residents' lounge

Communal Laundry - on a rota basis 2 slots per resident per week

24 hour emergency Appello call system

Video door entry system(linked to

Residents TV channel 400)

Guest Suite and Passenger Lift to all floors

Development Manager 8am - 4pm

Minimum Age 60

Lease: 125 years from 2006



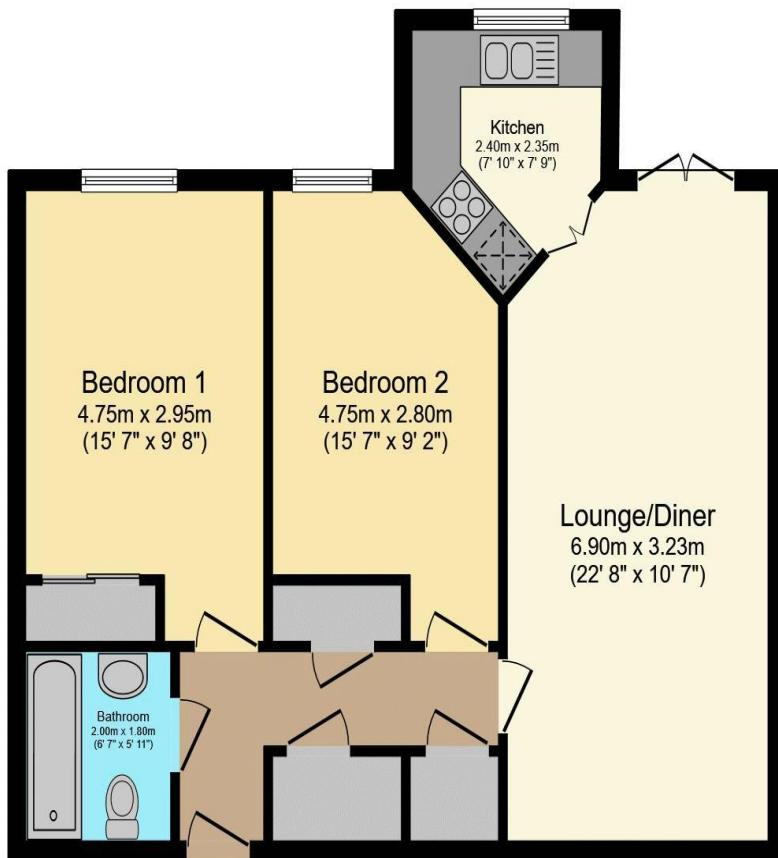
**For more details or to make an appointment to view, please contact  
Charlotte Harvey MNAEA**



**01425 632257**



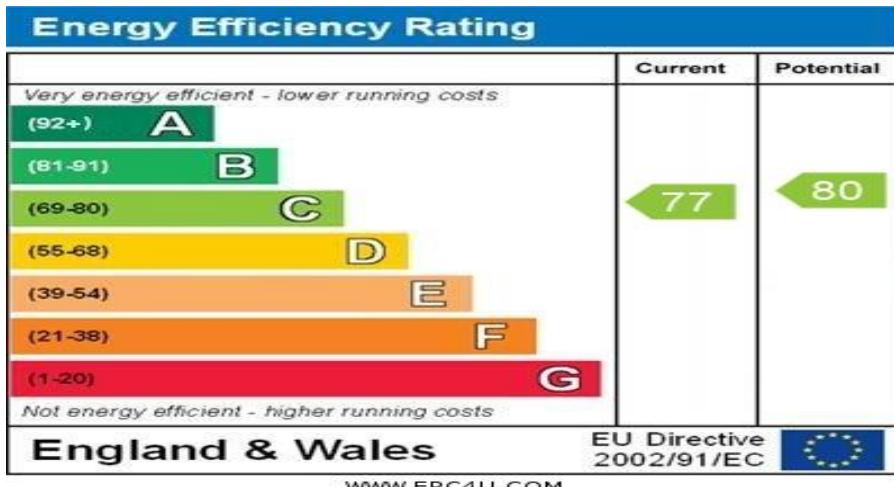
**charlotte.harvey@retirementhomeseach.co.uk**



Total floor area 66.8 m<sup>2</sup> (719 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).

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**For Financial Year Ending:**

**28/2/26**

**Annual Ground Rent:**

**£460.00**

**Ground Rent Period Review:**

**2029**

**Annual Service Charge:**

**£5,203.16**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.