



## 2 Collingwood Court, Royston

Royston

Guide Price **£160,000**







## 2 Collingwood Court

Royston, Royston

Ensum Brown are delighted to offer for sale this GROUND FLOOR flat, that is offered for sale with no upward chain and in excellent condition. This spacious double bedroom flat is an exclusive development for the over 60s & includes communal space & gardens.

- GROUND FLOOR Retirement Flat
- Excellent Condition Throughout
- Sought After Development
- Exclusive For Over 60s
- Lounge/Dining Room
- Re-Fitted Kitchen
- Double Bedroom
- Shower Room
- Communal Facilities
- Sold With No Upward Chain



# 2 Collingwood Court

Royston, Royston

Council Tax band: C

Tenure: Leasehold

## **NOT FAMILIAR WITH ROYSTON? WATCH OUR SHORT VIDEO!**

Are you from out of town? Want to learn a little more about Royston. On a phone or tablet you will find our 'Royston Promotional Video' in the 'Video Tours' tab, on a desktop you will find the video within the photos. Prefer to read? Our Royston location description's below.

## **Property Insight**

Ensum Brown are delighted to offer for sale this ground floor flat that is offered for sale with no upward chain. This spacious flat is an exclusive development for the over 60s if you are a single occupant or if one of you is over 55 and one over 60 that is also acceptable. The flat offers the benefit of independent living, whilst having the peace of mind of emergency assistance on call if required. The development has a day room for residence to socialise if desired, communal gardens and ample parking facilities.

On entering the flat itself, which is immediately off the development entrance hall which is particularly convenient, you will see that the décor is neutral having been refreshed in the last 12 months, this is a theme throughout. The entrance hall includes excellent built-in storage and the telephone entry system. The main living space is an open plan lounge/dining room which feels particularly light and spacious with a window allowing light to flood in. The carpets in the lounge have been replaced in the last 12 months, as they have been in the bedroom. An opening leads to a kitchen that has been re-fitted with a range of wall and base units with work surfaces over with an inset stainless steel single bowl sink and drainer unit. Integrated appliances include a four plate electric hob with extractor over, dishwasher and fridge/freezer.







## 2 Collingwood Court

Royston, Royston

The flat offers a particularly generous double bedroom with fitted wardrobes. Adjoining the master bedroom is a shower room. Fitted with a three-piece suite and includes a double shower cubicle, low level w.c. and wash hand basin. Also of note, is that the electric heating system in this flat has been upgraded.

Contact Ensum Brown today to arrange your private viewing appointment.

### **AGENTS NOTES**

Tenure: Leasehold

Lease Length Remaining: 67 Years

Ground Rent: £178.83 per half year

Service Charge: Approx. £3242.25 per year

Restrictions: For single occupancy the person must be over 60 years old and for couple occupancy one person must be over 55 years old and the second person over 60 years old.

### **ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR**

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

### **Location - Royston**

Royston is a traditional English town, located within Hertfordshire and on the border of Cambridgeshire, just 14 miles from the city of Cambridge. Royston has a wealth of rich heritage, grown from the crossing of two ancient thoroughfares—Roman and prehistoric—and has attracted many great names, including many Royal family members.

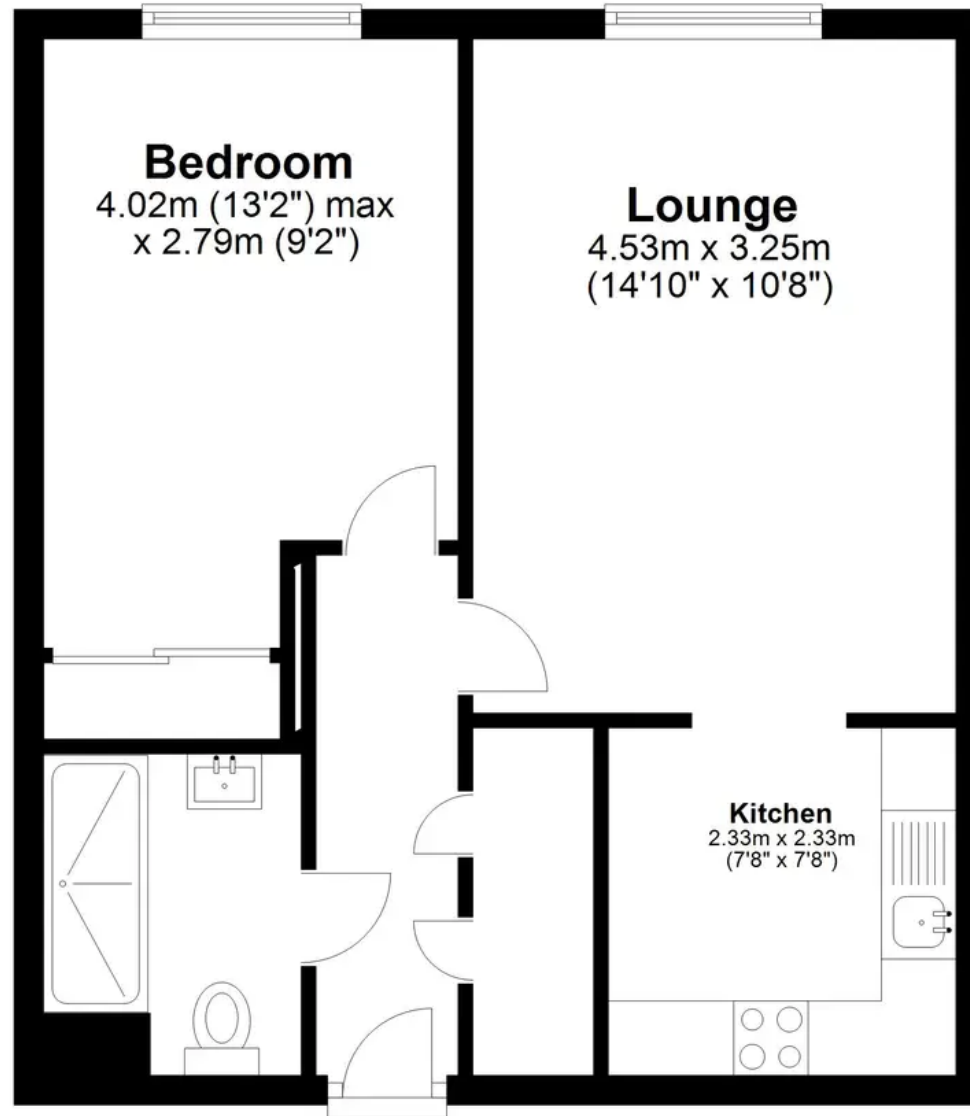






# Ground Floor

Approx. 42.6 sq. metres (458.0 sq. feet)



**Total area: approx. 42.6 sq. metres (458.0 sq. feet)**

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.





## Ensum Brown

Ensum Brown Estate Agents, 42 High Street, Royston - SG8 9AG

01763 750000

[royston@ensumbrown.com](mailto:royston@ensumbrown.com)

<http://ensumbrown.com>

