



Royston Court, Potton, SG19 2NJ  
Offers over £220,000

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LATCHAM —————  
————— DOWLING

ESTATE AGENTS



Latchem Dowling are delighted to offer for sale this stunning two bedroom first floor apartment situated just off the Town Centre.

The property is completely ready to move straight into as the kitchen has been re-fitted and also offers an array of appliances including- oven, hob, full height fridge/freezer, dishwasher, washing machine and separate dryer. So to has the shower room which again exudes quality.

The master bedroom has an extensive range of high gloss finished wardrobes with drawers, shelves and hanging space. Bedroom two is a good size.

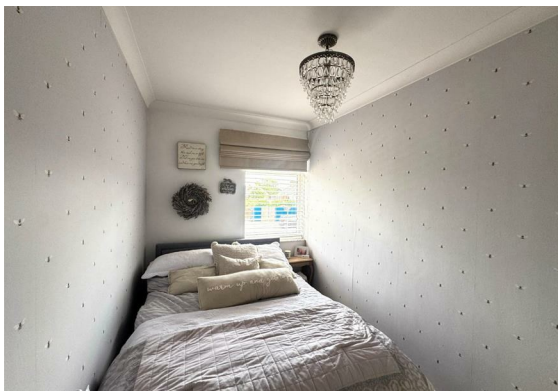
For convenient living you have all the lights operated by 'Alexa' as well as modern 'Hive' heating controls which is linked to a 'Worcester' gas combination boiler.

Outside there are beautifully maintained communal gardens which is a great place for entertaining friends and family.

Now a real bonus has to be the fact you are right in the Town Centre yet not only do you have a parking space but your own garage, a real plus!!

Potton is a market town with many amenities. It has a school, pre-schools, a doctors' surgery, sports facilities, hardware store, various eateries, a newsagent, vets, butchers, bakers and so much more. In addition, Sandy and Biggleswade are within a 3 and 4 mile drive respectively, both offer mainline train stations to London St Pancras.

As already stated, this really is a case of "put your personal belongings in and enjoy".







**Communal Entrance**

**Entrance**

**Entrance Hall**

**Lounge/Diner**  
17'8 x 10'4 (5.38m x 3.15m)

**Kitchen**  
10'5 x 6'9 (3.18m x 2.06m)

**Bedroom One**  
14'6 x 9'9 (4.42m x 2.97m)

**Bedroom Two**  
11'5 x 6'6 (3.48m x 1.98m)

**Shower Room**  
9'3 x 5'5 (2.82m x 1.65m)

**Outside**

**Communal Gardens**

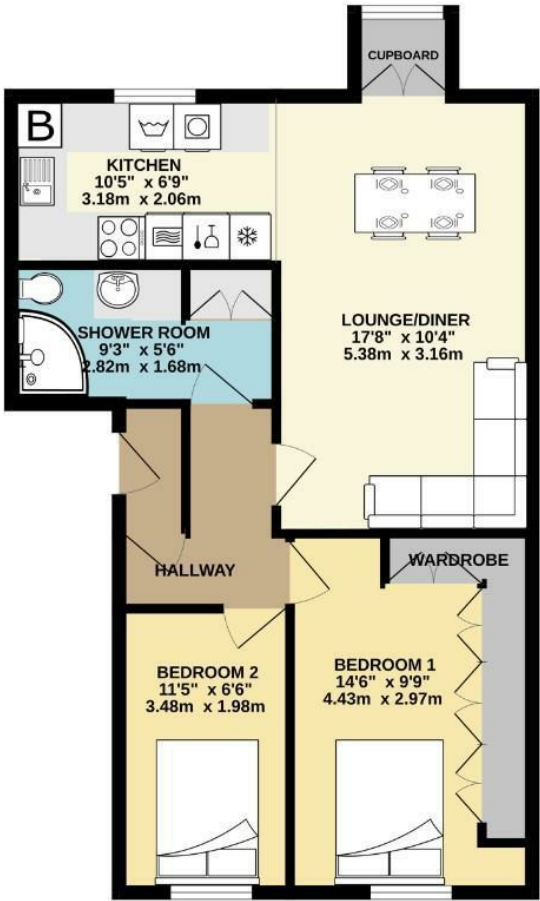
**Garage**

**Agents Note**



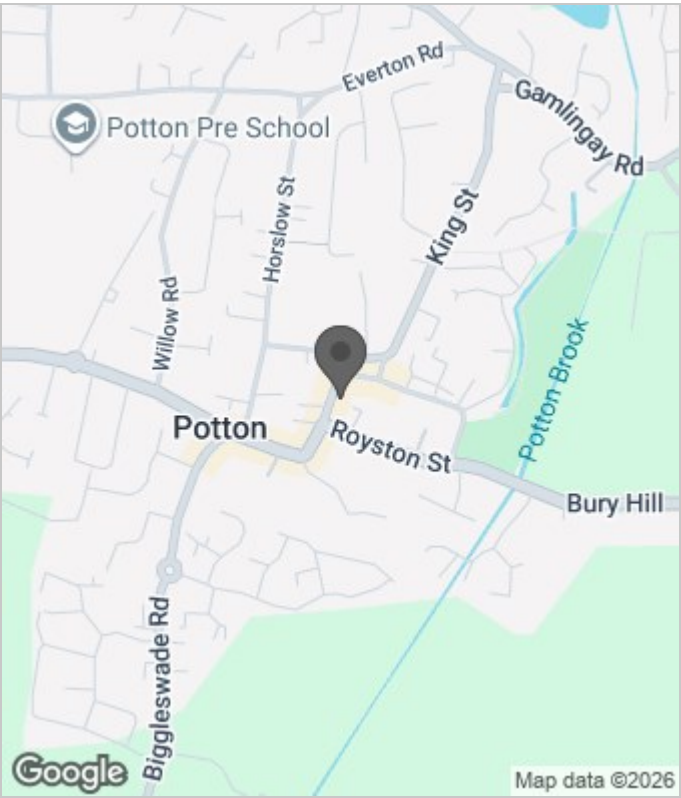


GROUND FLOOR  
608 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.