



Kneesworth Street, Royston SG8 5AH

welcome to

Kneesworth Street, Royston

Situated close to Royston train station and town centre, this extremely well presented ground floor flat is ideally located for investors, commuters and first time buyers. Offered in excellent condition with the benefit of allocated parking the property should be viewed at the earliest opportunity.



Personal Entrance Door

Personal double glazed front door to:

Entrance Hall

Radiator with decorative cover. Storage cupboard and further large built in double cupboard. Ceiling coving.

Lounge/ Kitchen

13' 6" max x 12' 5" max (4.11m max x 3.78m max)
Fitted kitchen area comprising built in oven and hob with extractor over. One and a half bowl sink unit with mixer taps and work surface surrounds. Good range of base and wall units. Cupboard housing gas boiler for central heating and domestic hot water. Wall tiling. Double radiator. Space and plumbing for automatic washing machine. Double glazed door and double glazed window to rear. Ceiling coving.

Bedroom One

18' 6" x 9' 3" (5.64m x 2.82m)
Particularly large double bedroom with double radiator. Double glazed window to front. Ceiling coving.

Bathroom

Suite comprising large tiled shower cubicle. Low flush w/c. Wash hand basin. Radiator. Wall tiling. Ceiling coving.

Outside

The property benefits from French doors which open out onto a lovely terrace/ communal gardens to the rear of the property. Allocated car parking space.

Lease Details

The property benefits from a 103 year lease with a current annual ground rent of £400.00 and an annual service charge of £1,602.00.

Agent's Note

The property is conveniently situated directly opposite the Royston mainline Railway Station with fast and regular services to London and Cambridge. The property is also conveniently situated within walking distance of Royston Town Centre and Heath. Offered with no upward chain, viewing is strongly recommended.



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Kneesworth Street, Royston

- Spacious ground floor apartment approximately 550 sq. ft.
- Conveniently situated opposite Royston Railway Station and within walking distance of Royston Town Centre and Heath.
- Offered with no upward chain.
- Lovely fitted kitchen/lounge.
- Particularly large double bedroom.

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Mar 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109230 - 0003

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