

High Street, Royston, SG8 9AW



welcome to

High Street, Royston

An opportunity to purchase an extremely spacious and well-proportioned two bedroom ground floor apartment offering well-proportioned accommodation that is well-maintained throughout. Early internal viewing is recommended at the earliest opportunity to avoid disappointment.

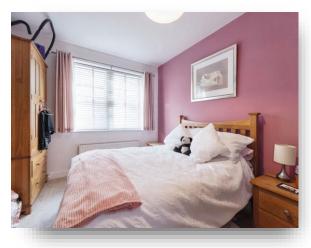












Entrance Hall

Part-glazed front door to entrance hall with glazed door to:

Lounge

14' 7" x 9' 2" Plus three recesses ($4.45m\ x\ 2.79m\ Plus\ three recesses)$

Radiator, double glazed window to front, access to cellar, TV point, attractive floor covering. Access to cellar.

Kitchen

15' 4" x 13' 5" (4.67m x 4.09m)

One-and-a-half bowl sink unit with mixer taps and cupboards below, excellent range of base and wall units with working surfaces over, fitted electric oven and gas hob with extractor over, double glazed window to rear, door to rear. Cupboard housing gas boiler supplying domestic hot water and central heating. Radiator, attractive floor covering, part-tiled walls.

Inner Hallway/ study

10' 5" x 8' 1" (3.17m x 2.46m) Radiator, skylight with automatic control.

Bedroom One

14' 6" x 10' $(\,4.42m\,x\,3.05m\,)$ Fitted storage cupboard, two sash windows to front, radiator.

Bedroom Two

12' 11" x 10' 3" (3.94m x 3.12m) Double glazed windows to front, radiator, central support pillar.

Agent's Note

The property has a share of the freehold and also benefits from a 125 year lease from 27th April 2015. There are no ground rent or maintenance charges on this property.





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- Spacious ground floor apartment.
- The property has the benefit of a share of the freehold.
- Two double bedrooms.
- Five minutes' walking distance of Royston Station.
- Well-proportioned accommodation.

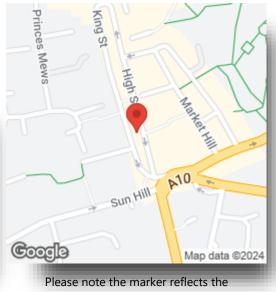
Tenure: Freehold EPC Rating: C

£260,000









Please note the marker reflects the postcode not the actual property



Property Ref: RYN109345 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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