



**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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welcome to

## High Street, Royston

- 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

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Property Ref:  
RYN109345 - 0002

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