



**Stamford Yard, Kneesworth Street, Royston SG8 5AN**



**welcome to**

**Stamford Yard, Kneesworth Street, Royston**

Situated in this sought-after gated development, a spacious two bedroom ground floor apartment with allocated parking and no upward chain. Early internal viewing is strongly recommended.



**Covered Entrance**

Door to entrance hall.

**Entrance Hall**

Electric wall heater, airing cupboard.

**Lounge/ Diner**

13' 11" x 10' 10" ( 4.24m x 3.30m )

Secondary double glazed window to front, storage heater, opens onto kitchen area.

**Kitchen Area**

8' 8" x 7' 6" ( 2.64m x 2.29m )

Comprising built-in oven and hob with extractor over, one-and-a-half bowl sink unit with mixer taps and work surface surrounds, generous range of base and wall units, space and plumbing for automatic washing machine.

**Bedroom One**

9' 9" x 9' 7" Plus depth of wardobes ( 2.97m x 2.92m Plus depth of wardobes )

Electric wall heater, door to en-suite, multi-pane double doors to communal gardens.

**En-Suite**

Comprising tiled shower cubicle, low-flush WC, wash hand basin, electric wall heater, extractor fan.

**Bedroom Two**

9' 7" x 6' 7" ( 2.92m x 2.01m )

Storage cupboard, electric wall heater, double glazed window to side.

**Bathroom**

Suite comprising bath, low-flush WC, wash hand basin, electric wall heater, extractor fan.

**Outside****Parking**

Allocated parking.

**Gardens**

There are communal gardens within the development but in particular adjacent to this property.

**Agent's Note**

-The property benefits from a 105 year lease.

-Ground rent: £75 every six months (£150.00/annum).

-Current service, £1,386.00/annum.



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welcome to

## Stamford Yard, Kneesworth Street, Royston

- Spacious ground floor apartment in sought-after gated development.
- Within a short walk of Royston Railway Station and Town Centre.
- Two bedrooms with en-suite to master.
- Large lounge/diner opening onto fitted kitchen.
- Allocated parking.

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109485 - 0004

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