



Gresley Lodge, Royston, SG8 5AG

Not for marketing purposes INTERNAL USE ONLY

welcome to

Gresley Lodge, Royston

Situated within easy access to Royston town centre and adjacent to Royston railway station, a spacious and well maintained one bedroom first floor apartment.



Door To

Side front door to entrance hall, airing cupboard and cloak cupboard, night storage heater.

Lounge

15' 8" x 10' 5" (4.78m x 3.17m)

Electric heater, TV point, double glazed window and night storage heater.

Kitchen

8' 2" x 5' 2" (2.49m x 1.57m)

Inset sink unit with cupboards below, good range of base and wall cupboards with adequate working surfaces, fitted oven and hob unit with extractor over, plumbing for automatic washing machine, space for fridge, part tiled walls, attractive floor covering.

Bedroom

11' 9" x 9' 8" (3.58m x 2.95m)

Fitted wardrobe, electric radiator.

Bathroom

Suite comprising low flush w/c, wash hand basin with vanity unit below, panel enclosed bath with shower screen and shower over, part tiled walls, electric wall heater.

Outside

The property has well kept communal gardens and allocated car parking close by. On the communal landing there is a storage cupboard.

Agents Note

Lease details:

999 years lease from 2019.

Nil ground rent as the property owns part of the freehold.

Service charge £1102.41 every six months.



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Gresley Lodge, Royston

- Spacious one bedroom first floor apartment in sought-after residential development.
- Easy access to Royston town centre and adjacent to Royston railway station.
- Allocated car parking and attractive communal gardens.
- Viewing highly recommended.
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Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109627 - 0005

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