

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.





## welcome to

# **Gresley Lodge, Royston**

- Spacious one bedroom first floor apartment in soughtafter residential development.
- Easy access to Royston town centre and adjacent to Royston railway station.
- Allocated car parking and attractive communal gardens.
- Viewing highly recommended.
- •

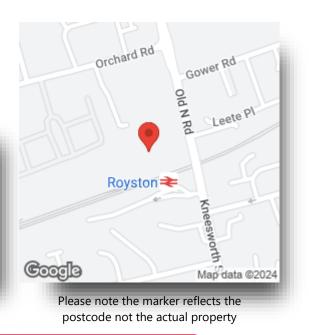
#### Tenure: Leasehold EPC Rating: C

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







### check out more properties at williamhbrown.co.uk



Property Ref:

RYN109627 - 0005

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. Not for marketing purposes INTERNAL USE ONLY



# 01763 242988



royston@williamhbrown.co.uk

54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk