



Church Lane, Royston, SG8 9LG

welcome to

Church Lane, Royston

Situated within Royston town centre, an opportunity to purchase a spacious two-bedroom first floor apartment that would be ideal for a first time buy or investment property. Internal viewing is highly recommended.



Entrance Porch

Glazed double doors to entrance hall, electric heater.

Kitchen

Fitted oven and hob unit with extractor over, part tiled walls, attractive floor covering, space for fridge freezer, single drainer sink unit with cupboards below, good range of base and wall cupboards with wooden work surface, plumbing for automatic washing machine.

Bathroom

Suite comprising low flush w/c, wash hand basin with vanity unit below, panel enclosed bath with shower attachment and glazed screen, part tiled walls, electric towel rail, recess lighting.

Lounge

18' 4" x 11' (5.59m x 3.35m)

Dual aspect room with electric radiator, TV point.

Bedroom One

14' 9" max x 10' 3" (4.50m max x 3.12m)

Electric wall heater.

Bedroom Two

11' 6" x 11' 7" (3.51m x 3.53m)

Fitted wardrobe with mirrored doors, electric radiator.

Agents Note

Lease details:

We understand from the vendor there is a 99 year lease on the property with 60 years remaining.

The freeholder is in agreement for the lease to be extended by 99 years for a premium of approximately £9000

The property is not currently being charged any ground rent or service charge and we understand the freeholders are S Chevron Limited.



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welcome to

Church Lane, Royston

- Spacious two-bedroom first floor apartment.
- Well-proportioned accommodation.
- Situated within Royston Town Centre.
- Within short distance of Royston Railway Station and local facilities.
- Viewing highly recommended.

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£205,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN108853 - 0007

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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.



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