



Stamford Yard, Kneesworth Street, Royston, SG8 5AN

welcome to

Stamford Yard, Kneesworth Street, Royston

Situated in a gated development within Royston Town Centre, an opportunity to purchase a well-presented two bedroom first floor apartment. With en-suite to master bedroom and secure underground car parking, early internal viewing is strongly recommended.



Front Door

Door to entrance hall.

Entrance Hall

Airing cupboard. Electric radiator.

Kitchen

10' 9" x 8' 8" (3.28m x 2.64m)

One and a half bowl inset sink unit with cupboards below. Fitted oven and hob unit with extractor over. Plumbing for automatic washing machine. Space for fridge. Attractive floor covering. Part tiled walls.

Lounge

18' 6" x 11' 5" (5.64m x 3.48m)

Attractive wooden flooring. Electric radiator. TV point. Glazed double doors with Juliet balcony.

Bedroom One

16' 4" x 10' 6" (4.98m x 3.20m)

Electric wall heater. Fitted wardrobe to one wall.

En-Suite

Suite comprising Low-flush WC, Wash hand basin, Fully tiled shower cubicle, Electric radiator.

Bedroom Two

11' 1" x 7' (3.38m x 2.13m)

Radiator.

Bathroom

White suite comprising Low-flush WC, Pedestal wash hand basin, Panel enclosed bath, Part tiled walls. Radiator.

Outside

The property has the benefit of well-kept communal gardens.

Parking

The property benefits from a secure underground car parking space.

Agents Note

Early internal viewing of this well-proportioned and well-maintained Town Centre apartment is strongly recommended.

Lease Details

The property benefits from a 125-year lease from 2004.

Ground rent: £150.00/annum.

Service charge: Approximately £2090.16/annum.



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welcome to

Stamford Yard, Kneesworth Street, Royston

- Spacious two bedroom first-floor apartment.
- Within walking distance to Royston railway station.
- Attractive Town Centre gated development.
- Secure underground car parking.
- En-suite to master bedroom.

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 105 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN109871 - 0006

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