

King James Way, Royston, SG8 7EF



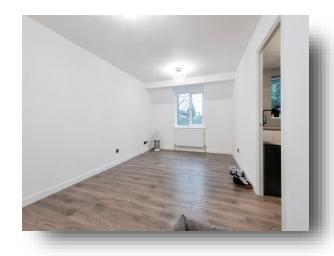
welcome to

King James Way, Royston

Situated in this highly sought-after location, an opportunity to purchase a 1 bedroom first floor maisonette which has been the subject of much improvement by the current owners and currently being sold with no upward chain. Viewing is highly recommended.













Door To Entrance Hall

Stairs to landing, storage cupboard, hatch to loft.

Lounge/Diner

16' 6" x 10' 3" (5.03m x 3.12m) Radiator, double glazed window to rear.

Kitchen

11' 5" x 7' 3" (3.48m x 2.21m) Lovely re-fitted kitchen with built in oven and hob with work surface surrounds, sink with mixer taps, range of base units with built in fridge freezer, double glazed window to rear.

Bedroom

12' 6" x 8' ($3.81m \times 2.44m$) Twin built in storage cupboards, radiator, double glazed window to front.

Bathroom

Lovely re-fitted suite comprising large shower cubicle, low flush WC, wash hand basin set into vanity unit, wall tiling, double glazed window to side, towel radiator.

Outside

The property has the benefit of its own rear garden with mature trees.

Parking

There is residents parking available.





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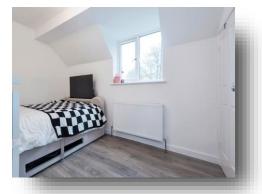
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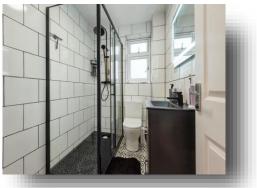
- Spacious and well-presented first floor maisonette.
- Sought-after location within a short walk of Royston Town centre, Heath and railway station.
- Ideal for first time buyers and investors alike.
- Spacious lounge and diner.
- Lovely re-fitted kitchen and bathroom suite.

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000





view this property online williamhbrown.co.uk/Property/RYN109901



Property Ref: RYN109901 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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.

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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01763 242988

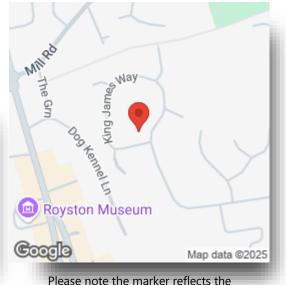


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royston@williamhbrown.co.uk 54A High Street, ROYSTON, Hertfordshire, SG8



williamhbrown.co.uk



postcode not the actual property