



**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 x 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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## **King James Way, Royston**

- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109901 - 0005

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