

King James Way, Royston, SG8 7EF



# welcome to

# King James Way, Royston

Situated within a short walk of Royston town centre and railway station, an opportunity to purchase a spacious one bedroom first floor maisonette benefiting from an extended lease. Viewing is recommended at the earliest opportunity.













### **Door To Entrance Hall**

Radiator, stairs to first floor landing.

### Landing

Radiator, built in cupboard. Doors to:

### Lounge

16' 5" x 10' 2" ( 5.00m x 3.10m ) Radiator, double glazed window to rear, sunken ceiling lights.

## Kitchen

11' 7" x 7' 2" ( 3.53m x 2.18m ) Fitted kitchen comprising built in oven and hob, 1 1/2 bowl sink unit with mixer taps and work surface surround, generous range of base and wall units, wall mounted gas boiler for central heating and domestic hot water, space and plumbing for automatic washing machine, wall tiling, double glazed window to rear, radiator.

### Bedroom

12' 4" x 8' ( 3.76m x 2.44m ) Fitted cupboards, radiator, double glazed window to front.

## Bathroom

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

#### Outside Garden

Enclosed rear garden to the rear of the property.

**Parking** Generous parking for residents available.

## **Agents Note**

Lease details: 125 years from 2016. Annual ground rent: £200 Annual service charge: £1400





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- Centrally located first floor maisonette.
- Extended lease with 116 years remaining.
- Own private garden.
- Ideal for first time buyers and investors alike.
- Viewing highly recommended.

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Aug 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £205,000





# view this property online williamhbrown.co.uk/Property/RYN109937



Property Ref: RYN109937 - 0004 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.

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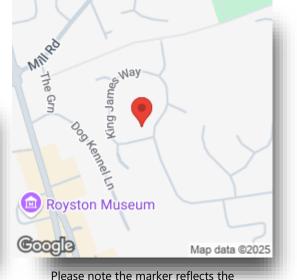


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postcode not the actual property