



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

- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109937 - 0004

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