

Malt House Place, Royston, SG8 5GA

welcome to

Malt House Place, Royston

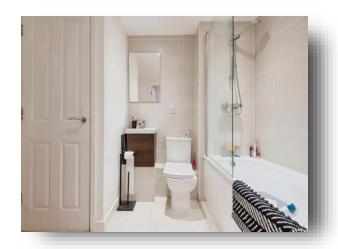
A spacious two double bedroom apartment with large open plan living accommodation in this sought after location within a short walk of Royston Railway Station. Viewing is highly recommended.













Door To Communal Entrance Hall Entrance Hall

Telephone entry system. Cloaks hanging space.

Kitchen/ Dining/ Lounge

22' 11" max x 12' max (6.99m max x 3.66m max)
Lovely open plan living space with kitchen
comprising built in oven and hob with extractor over,
sink with mixer taps and work surface surround,
range of base and wall units, floor tiling, sunken
ceiling lights, electric wall heater and double glazed
window to front.

Bedroom One

15' 1" max x 10' 2" max (4.60m max x 3.10m max) A particularly spacious bedroom with fitted wardrobes. Electric heater. Double glazed window to rear. Door to en-suite:

En-Suite

Comprising tiled shower cubicle, low flush W/C and wash hand basin set into vanity unit. Wall tiling.

Bedroom Two

14' 1" $\max x$ 8' 3" \max (4.29m $\max x$ 2.51m \max) Electric wall heater. Double glazed window.

Bathroom

Modern three piece suite comprising bath with separate shower over, low flush W/C, wash hand basin set into vanity unit, wall and floor tiling. Storage cupboard.

Outside

Allocated parking space for one car.

Agents Note

Leasehold details-Original lease 125 years from 2020. Service charge St July 2025 to 31st December 2025-£663.78. Ground rent- £395





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- Extremely spacious ground floor apartment.
- Sought after location within a short walk of Royston Railway Station and heath.
- Two large double bedrooms.
- En-suite with principle bedroom.
- Large open plan kitchen/diner/lounge area.

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

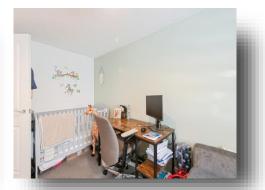
Ground Rent: 395.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

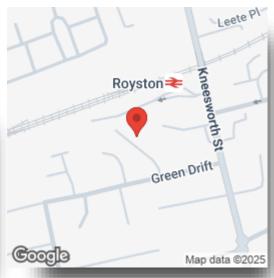
guide price

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110264



Property Ref: RYN110264 - 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 quidance 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.





01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk

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