



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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welcome to

Malt House Place, Royston

- 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

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Property Ref:
RYN110264 - 0004

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