



Stamford Yard, Kneesworth Street, Royston, SG8 5AN

welcome to

Stamford Yard, Kneesworth Street,,Royston

Situated in a gated development within Royston Town Centre, an opportunity to purchase a well-presented two bedroom second floor apartment. With en-suite to master bedroom and secure underground car parking, early internal viewing is strongly recommended.



Door To Entrance Hall

Electric heater. Built in cupboard. Wood flooring.
Doors to:

Lounge/Diner

Electric heater. Wood flooring. Double glazed window to front and side. Double glazed doors opening onto Juliet balcony. Opening onto kitchen area.

Kitchen

Fitted kitchen comprising 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surround. built in oven and hob with extractor over, range of base and wall units, space and plumbing for automatic washing machine, integral fridge/freezer, tiled splashback, double glazed window to front.

Bedroom One

Electric storage heater. Built in wardrobe and cupboard to one wall. Double glazed window to side. Door to en-suite.

En-Suite

Suite comprising shower cubicle, low flush WC, wash hand basin, electric storage heater. window to front.

Bedroom Two

Electric storage heater. Double glazed window to rear.

Bathroom

Suite comprising bath with shower over, wash hand basin, low flush WC, part tiled walls, electric storage heater.

Outside

The property has the benefit of well-kept communal gardens.

Parking

Allocated parking space in secure underground car park.

Agents Note

There is 111 years remaining on the lease from 2025.
Annual ground rent: £150
Monthly service charge: £169



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welcome to

Stamford Yard, Kneesworth Street, Royston

- Spacious two bedroom second floor apartment.
- Within walking distance to Royston railway station.
- Attractive Town Centre gated development.
- Secure underground car parking.
- En-suite to master bedroom.

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110214 - 0003

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