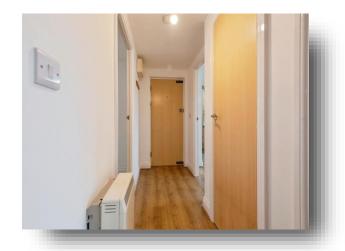


Stamford Yard, Kneesworth Street, Royston, SG8 5AN

## 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 wit 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





## 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







Royston Cave Baldock St Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110214



Property Ref: RYN110214 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) and boundaries of the property and other important matters before exchange of contracts.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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



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