

Woolsgrove Court, Shaftesbury Way, Royston SG8 9DE

welcome to

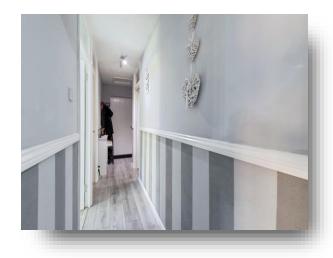
Woolsgrove Court, Shaftesbury Way, Royston

A spacious 2 bedroom first floor apartment with large open living/dining/kitchen area, re-fitted bathroom suite, communal gardens, and allocated parking space. Viewing is recommended at the earliest opportunity.













Door To Communal Entrance Hall

Stairs to first floor.

Door To Entrance Hall

Dado rail. Hatch to loft.

Lounge/Kitchen/Dining Area Lounge Area

15' 1" x 9' 2" (4.60m x 2.79m)

Radiator. Dado rail. Newly fitted double glazed window to rear. Ceiling coving. Opens onto kitchen/dining area.

Kitchen/Dining Area

15' 6" x 7' (4.72m x 2.13m)

Newly fitted kitchen comprising built in oven and hob with extractor over, sink with mixer taps and work surface surrounds, generous range of base and wall units, built in dishwasher, built in washer/dryer, wall tiling, ceiling coving.

Bedroom One

12' x 9' 1" (3.66m x 2.77m)

Radiator. Newly fitted double glazed window to rear. Ceiling coving.

Bedroom Two

12' 8" x 7' 3" (3.86m x 2.21m)

Radiator. Newly fitted double glazed window to rear.

Bathroom

Suite comprising panel bath with separate shower over, low flush WC, wash hand basin, wall tiling, wall mounted cupboard.

Outside Communal Gardens

There are communal gardens to the outside.

Parking

The property has the benefit of an allocated parking space.

Agents Note

Lease details
There are 65 years remaining on the lease.
Annual service charge: £1100.
Annual ground rent: £90.





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Woolsgrove Court, Shaftesbury Way, **Royston**

- Spacious and well-presented first floor apartment in sought-after location.
- 2 large bedrooms.
- Spacious open plan living/dining/kitchen area.
- Fitted bathroom suite.
- Communal gardens.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B 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.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110440



Property Ref: RYN110440 - 0006 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 quidance 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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