



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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welcome to

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

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Property Ref:
RYN110440 - 0006

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