



**Kennedy Court, Fish Hill, Royston, SG8 9JZ**

**welcome to**

## **Kennedy Court, Fish Hill, Royston**

Situated in the heart of Royston town centre, a spacious second floor retirement apartment for over 60's with the benefit of a double bedroom, large lounge/diner and separate fitted kitchen, private balcony space, and communal areas. Offered with no upward chain, viewing is highly recommended.



### **Door To Entrance Hall**

Good sized entrance hall with a large built-in storage cupboard.

### **Lounge/Diner**

19' 1" max x 10' 8" max ( 5.82m max x 3.25m max )

Thermostatically controlled electric radiator. Double glazed door and windows to balcony area. Double door to kitchen. Care alarm.

### **Kitchen**

8' 4" x 7' 9" ( 2.54m x 2.36m )

Fitted kitchen comprising stainless steel sink unit, work surface surrounds, range of base and wall units, built in oven and hob with extractor over, space for fridge and one other appliance, part tiled walls, double glazed window to rear, wall-mounted electric fan heater and care alarm.

### **Bedroom**

15' 8" max x 9' 1" ( 4.78m max x 2.77m )

Built in wardrobes to one wall with mirrored doors. Thermostatically controlled electric radiator. Double glazed window to rear. Care alarm.

### **Bathroom**

Suite comprising large shower cubicle with fitted seat, low flush WC, wash hand basin with cupboard below, wall and floor tiling, extractor fan, wall-mounted fan heater and heated towel radiator. Care alarm button.

### **Outside**

The property has the benefit of its own private balcony accessed through the lounge.

### **Balcony**

6' 4" x 5' 9" ( 1.93m x 1.75m )

The property has the benefit of its own private balcony area overlooking park to rear, accessed through the lounge.

### **Communal Areas**

There is a communal garden for residents and also within the block there is a residents lounge area, laundry and guest suite available. Elevator and stairs to first and second floor.

### **Parking**

The property has the benefit of a residents car park.

### **Agents Note**

Lease details:

Length of lease: 125 years from 01/10/2003.

Current annual ground rent: £385

Current annual service charge: £3540

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Kennedy Court Fish Hill, Royston

- Spacious and well-proportioned second floor retirement apartment for over 60's.
- No upward chain.
- Double bedroom and bathroom.
- Large lounge/diner and separate fitted kitchen.
- Lovely private balcony area overlooking park.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3540.00

Ground Rent: 385.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110748 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**