



Cain Court, Victoria Crescent, Royston, SG8 7EW

welcome to

Cain Court, Victoria Crescent, Royston

An opportunity to purchase this extremely spacious 2-bedroom top floor apartment in an enviable position within walking distance to Royston railway station and town centre, offered at a 40% share.



Door To Communal Entrance
Door To Entrance Hall

Radiator. 2 storage cupboards. Doors to;

Lounge

17' 11" max x 13' 6" max (5.46m max x 4.11m max)
Spacious bright lounge with double glazed double sliding doors to large balcony, and radiator.

Kitchen/Diner

13' 8" x 10' 8" (4.17m x 3.25m)
Fitted kitchen/diner comprising built in oven and gas hob with extractor over, stainless steel sink unit with mixer taps and work surface surround, range of base and wall units, space and plumbing for automatic washing machine, space for fridge/freezer, part tiled walls, wall mounted boiler, Velux window, radiator.

Bedroom One

13' 8" x 10' 11" (4.17m x 3.33m)
Radiator. Double glazed window. Velux window.

Bedroom Two

10' 10" x 9' 6" (3.30m x 2.90m)
Radiator. Double glazed window.

Bathroom

Suite comprising bath with shower over, wash hand basin, low flush WC, part tiled walls, radiator, Velux window.

Balcony Area

29' 2" x 4' 11" (8.89m x 1.50m)
Large balcony space accessed via the lounge/diner with views over Royston.

Communal Areas

Residents have the benefit of communal parking and well-kept gardens.

Agents Note

There are 81 years remaining on the lease.
Monthly rent: £475.09
Monthly service charge: £105.51

Property advertised at 40% share of the full sale price of £255,000.



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welcome to

Cain Court Victoria Crescent, Royston

- Extremely spacious top floor apartment offered at 40% share.
- 2 good sized bedrooms.
- Spacious lounge/diner with separate fitted kitchen.
- Large balcony space with views.
- Well-kept communal gardens.

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1266.12

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Oct 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£102,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110650 - 0004

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