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40 Minster Road,
Offers Over £200,000

2 1 1



This spacious two-bedroom top-floor flat is offered in excellent condition and is ready to move straight into. With 795 sq ft of accommodation, the property offers more space than you would normally expect from a flat and would make a great first-time purchase, investment property or home for someone looking to be close to Royston town centre and the train station.

The entrance hallway is bright and welcoming, with useful storage space and access to the main living accommodation.

The kitchen/dining room is a really good size, with plenty of room for a dining table and chairs. The kitchen has a modern finish, with a range of wall and base units, worktop space, an integrated oven, gas hob, extractor fan and fridge/freezer. There is also space for a washing machine and dishwasher.

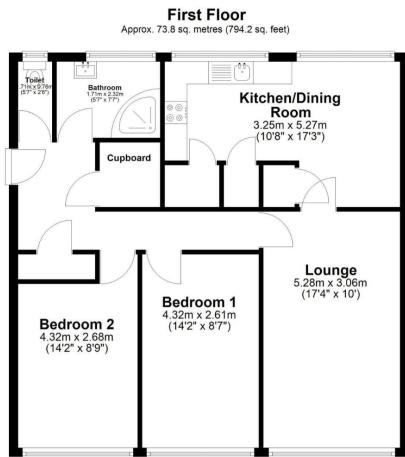
The separate lounge is spacious and gives you plenty of room for a range of furniture. Both bedrooms are well-proportioned, and the property also benefits from a shower room with a separate WC.

Outside, residents have access to parking on a first come, first served basis. The flat also benefits from its own allocated garden space, which is a real bonus for an apartment.

The property is located in Royston, within easy reach of the town centre and mainline train station. Royston offers a good range of shops, cafes, restaurants and everyday amenities, along with green open spaces including Therfield Heath.

Royston station provides direct services into London King's Cross, making the property a strong option for commuters. Cambridge is also easily accessible by road, with good links to the A10 and A505.





Total area: approx. 88.0 sq. metres (946.9 sq. feet)

- 2 Bedroom Flat
- Recently Refurbished Throughout
- Perfect For First Time Buyers
- Residence Parking
- Modern Kitchen
- Communal Gardens
- Easy Access To Train
- Close To Town
- Leasehold
- AC1436

