



**BROWN & CO**

FLAT 21 PHILIPS COURT



# - Flat 21 Philips Court-

Baldock Street | Royston | SG8 9DL

---

A well presented two bedroom second floor apartment occupying a central position within Royston, offering convenient access to the High Street, mainline railway station, and Therfield Heath, together with gated parking.

---

## Property Highlights

NO UPWARD CHAIN - Well presented second floor apartment -  
Two well proportioned bedrooms - Central Royston location -  
Walking distance to the High Street and railway station - Secure gated development - Allocated parking space plus visitor parking - Excellent first time or investment purchase - Convenient access to Therfield Heath

## House

**Second Floor:** Entrance Hallway - Living / Dining Room - Kitchen - Bedroom One - Ensuite Shower Room - Bedroom Two - Bathroom

Total: 658 sq. ft. (61 sq. m)



## DETAILED DESCRIPTION

An attractive two bedroom second floor apartment occupying a highly convenient central position within the popular market town of Royston. The well planned accommodation offers an excellent opportunity for both first time buyers and investors, benefiting from easy access to the town centre, Royston mainline railway station, and the open countryside of Therfield Heath. The property further benefits from a secure gated entrance, an allocated parking space, and additional visitor parking.

## LOCATION

Royston is an established market town in North Hertfordshire, situated approximately 15 miles south of Cambridge and around 40 miles north of central London. The town enjoys a convenient position at the junction of the A10 and A505, providing excellent access to Cambridge, Hertfordshire, and the wider motorway network, including the M11 and A1(M).

Transport connectivity is a particular strength. Royston railway station lies on the Cambridge to London King's Cross mainline, offering frequent direct services to both destinations. Journey times to London King's Cross can be as little as approximately 40 minutes, whilst Cambridge can be reached in around 15 minutes, making the town particularly attractive to commuters.

The town benefits from a comprehensive range of amenities, including supermarkets, independent retailers, cafés, restaurants, public houses, healthcare facilities, and a twice weekly market. A variety of leisure and recreational facilities are also available, together with a number of community organisations and sports clubs.

One of Royston's most notable attractions is Therfield Heath, an extensive area of chalk grassland situated on the western edge of the town. Designated as a Site of Special Scientific Interest (SSSI), it provides excellent opportunities for walking, running, cycling, and outdoor recreation, whilst enjoying far-reaching views across the surrounding countryside.

Educational provision is well catered for, with a number of highly regarded primary schools serving the town, together with King James Academy, which provides secondary and sixth form education. A number of respected independent schools are also located within easy reach, including St Edmund's College and several renowned institutions in Cambridge.

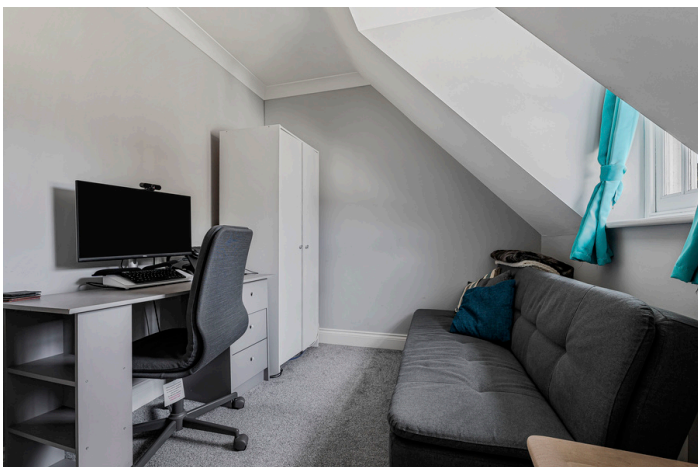
## LEASEHOLD DETAILS

Lease of 125 years from January 2002.

Ground Rent £50 per annum.

Service Charge approx £2,264 per annum.





## ACCOMMODATION

### SECOND FLOOR

#### ENTRANCE HALL

With entrance door, integral storage cupboards, doors to

#### LIVING / DINING ROOM

With timber double glazed sash window to the front aspect

#### KITCHEN

With timber double glazed sash window to the rear aspect, range of eye and base level units, worktop with inset sink and half with drainer and chrome mixer tap over, integrated oven, inset four ring electric hob with chimney style extractor hood over, space for appliances including under counter fridge and washing machine, part tiled walls, wood effect flooring

#### BEDROOM ONE

With Juliette balcony to the rear aspect, door to ENSUITE SHOWER ROOM

With contemporary suite comprising; low level wc with hidden cistern and eco flush, vanity unit with inset basin and chrome mixer tap over and shower cubicle with glass/ chrome door and drencher head over, airing cupboard, chrome heated towel rail, part tiled walls

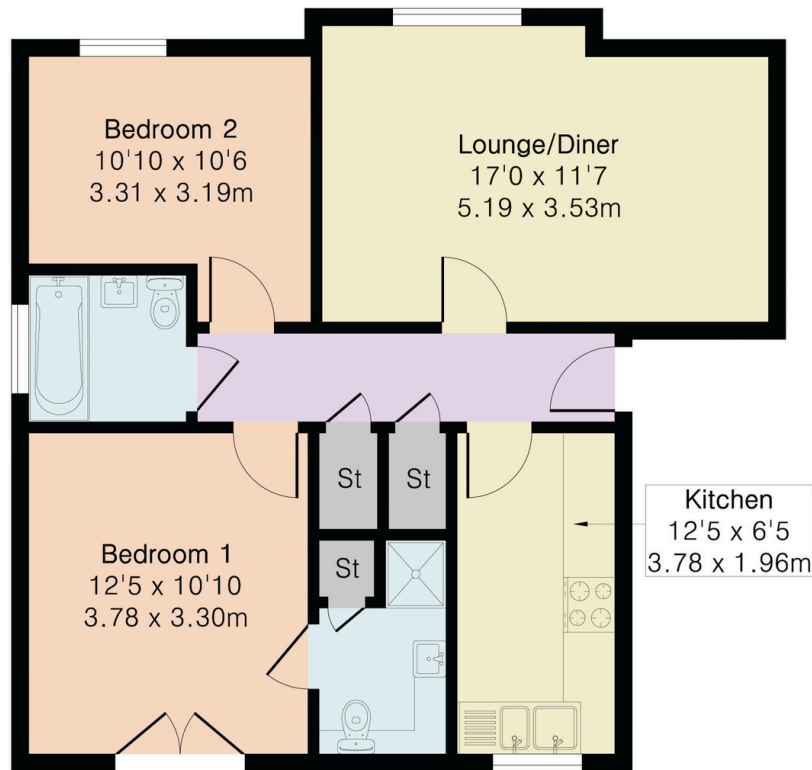
#### BEDROOM TWO

With timber double glazed sash window to the front aspect

#### BATHROOM

With timber double glazed window to the side aspect, suite comprising low level wc with eco flush, pedestal wash basin with chrome mixer tap and panelled bath with chrome mixer tap and wall mounted hand held shower head, part tiled walls

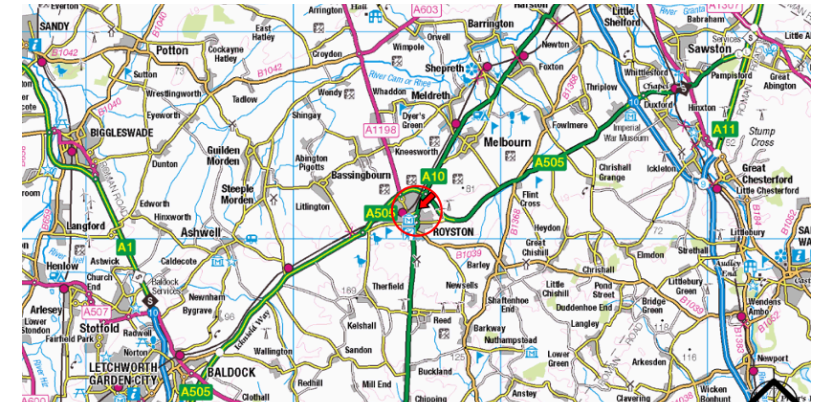
Approximate Gross Internal Area 658 sq ft - 61 sq m



Ground Floor Flat

#### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated



Tenure: Leasehold

Services: Mains water and electricity

Council Tax Band: C  
EPC: TBC

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: HD415497. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative. Buyers should satisfy themselves as

to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Contact:  
Harry Simmonds  
Divisional Partner, Residential Sales Manager

Office: 01223 659 050  
Mobile: 07353 155166  
Email: [harry.simmonds@brown-co.com](mailto:harry.simmonds@brown-co.com)



**BROWN & CO**

Property and Business Consultants