



Braeburn Walk, Royston, SG8 5LY



welcome to

Braeburn Walk, Royston

An opportunity to purchase a spacious and well-presented two-bedroom first floor apartment situated in this sought-after residential location within a few minutes' walking distance of Royston Railway Station, Town Centre & all facilities. Early internal viewing is strongly recommended.



Front Door

Door to entrance hall.

Entrance Hall

Entrance hall with sage-green dado-height two-tone wall, two storage cupboards, intercom telephone, radiator, doors to:

Lounge/Diner

14' 8" x 10' 4" (4.47m x 3.15m)

Radiator, feature Juliet Balcony to front, double doors opening through to kitchen.

Kitchen

12' 2" x 6' 1" (3.71m x 1.85m)

Modern fitted kitchen comprising of inset oven with gas hob & extractor over, one-and-a-half bowl sink unit with mixer taps and work surface surrounds, excellent range of base and wall units with large working surface, part-tiled walls, radiator, integrated dishwasher, integrated washer/dryer and space for fridge/freezer. Double glazed window to rear.

Bedroom One

9' 10" x 8' 8" (3.00m x 2.64m)

Radiator, fitted wardrobe, double glazed window to front.

Bedroom Two

10' 11" x 7' (3.33m x 2.13m)

Radiator, double glazed window to front.

Bathroom

10' x 6' 10" (3.05m x 2.08m)

Modern suite comprising low flush WC, wash hand basin set into vanity unit, panel enclosed bath with shower over and shower screen, part tiled walls, shaver point, frosted double glazed window to rear, radiator.

Parking

Allocated car parking space to front,

Agents Note

Lease details:

There are 104 years remaining on the lease.

Current annual ground rent: £200 (paid every 6 months)

Current annual service charge: £1,360.87 (includes building insurance)



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welcome to

Braeburn Walk, Royston

- Spacious and extremely well-presented first floor apartment.
- Sought-after residential development within easy access of Royston Railway Station, Town Centre & all facilities.
- Two good-sized bedrooms.
- Large lounge/diner.
- Lovely modern fitted kitchen.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1360.87

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110638 - 0005

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