

Old North Road, Royston SG8 5EP

william h brown

welcome to

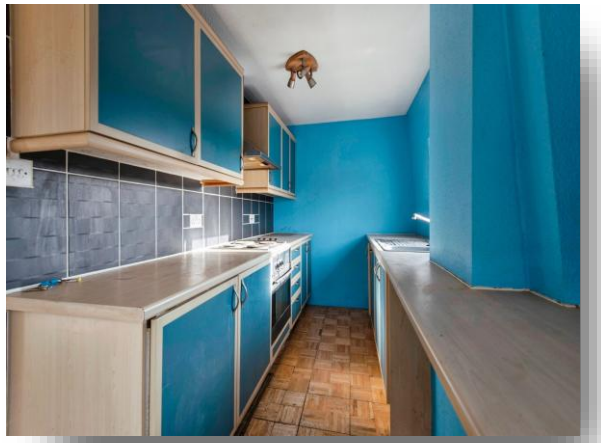
Old North Road, Royston

Situated in an enviable position, this spacious two-bedroom second floor apartment offers an excellent opportunity for purchasers looking to modernise and create their own home. Offered for sale with no upward chain, viewing is highly recommended.













Auctioneer's Comments
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall
Entrance door leading into the entrance hall.

Lounge/Dining Room
A spacious open plan lounge/dining room with double glazed windows to the rear and side aspects, opening through to the kitchen.

Kitchen
Fitted with a range of base and wall mounted units incorporating work surface areas. Stainless steel sink unit with mixer tap. Built-in oven and hob with extractor hood over. Double glazed window to the side aspect.

Bedroom One
Double glazed window to the front aspect.

Bedroom Two
Double glazed window to the front aspect.

Bathroom
Fitted with a suite comprising panelled bath with separate shower over, low flush WC and wash hand basin set within a vanity unit.

Outside
Communal Gardens
Communal gardens situated to the rear of the property.

Garage & Parking
Single garage together with further residents' parking.

Additional Information
Tenure: Leasehold
Ground Rent: Nil
Service Charge: £75 per month
Method of Sale: Auction (details to be confirmed)

Agents Notes
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.

welcome to

Old North Road, Royston

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious second floor apartment in need of modernisation
- Two double bedrooms

Tenure: Leasehold EPC Rating: E
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110977

The Property Ombudsman

Property Ref:
RYN110977 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01763 242988

royston@williamhbrown.co.uk

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

williamhbrown.co.uk