



Kennedy Court, Fish Hill, Royston SG8 9JZ

welcome to

Kennedy Court, Fish Hill, Royston

Situated in the heart of Royston town centre, a spacious second floor retirement apartment for over 55's with the benefit of a double bedroom, large lounge/diner and separate fitted kitchen, private balcony space, and communal areas. Offered with no upward chain, viewing is highly recommended.



Door To Entrance Hall

Good sized entrance hall with a large built-in storage cupboard.

Lounge/Diner

19' 1" max x 10' 8" max (5.82m max x 3.25m max)
Thermostatically controlled electric radiator. Double glazed door and windows to balcony area. Double door to kitchen. Care alarm.

Kitchen

8' 4" x 7' 9" (2.54m x 2.36m)
Fitted kitchen comprising stainless steel sink unit, work surface surrounds, range of base and wall units, built in oven and hob with extractor over, space for fridge and one other appliance, part tiled walls, double glazed window to rear, wall-mounted electric fan heater and care alarm.

Bedroom

15' 8" max x 9' 1" (4.78m max x 2.77m)
Built in wardrobes to one wall with mirrored doors. Thermostatically controlled electric radiator. Double glazed window to rear. Care alarm.

Bathroom

Suite comprising large shower cubicle with fitted seat, low flush WC, wash hand basin with cupboard below, wall and floor tiling, extractor fan, wall-mounted fan heater and heated towel radiator. Care alarm button.

Outside

The property has the benefit of its own private balcony accessed through the lounge.

Balcony

6' 4" x 5' 9" (1.93m x 1.75m)
The property has the benefit of its own private balcony area overlooking park to rear, accessed through the lounge.

Communal Areas

There is a communal garden for residents and also within the block there is a residents lounge area, laundry and guest suite available. Elevator and stairs to first and second floor.

Parking

The property has the benefit of a residents car park.

Agents Note

Lease details:
Length of lease: 125 years from 01/10/2003.
Current annual ground rent: £385
Current annual service charge: £3540



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Kennedy Court, Fish Hill, Royston

- Spacious and well-proportioned second floor retirement apartment for over 55's.
- No upward chain.
- Double bedroom and bathroom.
- Large lounge/diner and separate fitted kitchen.
- Lovely private balcony area overlooking park.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: £3540.00

Ground Rent: £385.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110748 - 0003

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