



AMIT CHAUHAN

exp[®] UK

@ amit.chauhan@exp.uk.com

amitchauhan.exp.uk.com

07816 228 619

Coleridge Court, Burns Road, Royston, SG8

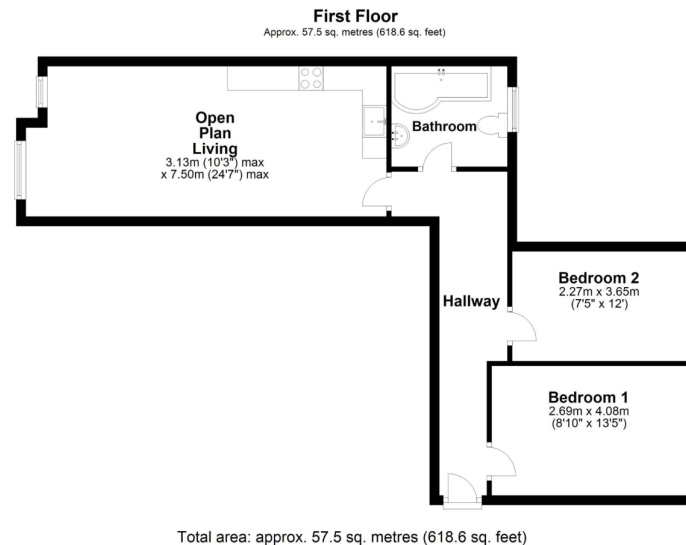
Offers Over £200,000

2 1 1



- Two Bedroom Apartment
- Well-Presented Throughout
- Open Plan Kitchen/lounge
- Communal Outdoor Space
- Allocated Parking
- Close to Local Amenities
- Easy Walk to Royston Train Station, Offering Fast Links to London & Cambridge
- Leasehold - 116 years
- EPC 84/B
- AC1436





Two double bedrooms, a large open-plan living, kitchen and dining space, and no onward chain. This ground floor apartment is a strong option whether you're buying your first home or adding to a portfolio.

Just 0.4 miles from Royston Train Station, with direct services into Cambridge and London, and close to local shops and well-regarded schools. That's rare to find at this price point.

The kitchen comes with integrated appliances, the layout gives you room to breathe, and a well-appointed bathroom completes the accommodation. You'll also get an allocated parking space and a lease with around 116 years remaining.

Chain free, well presented, and in a location that does a lot of the work for you.

