



The Beeches

9, 2, Newmarket Road, Royston,
Hertfordshire, SG8 7DY

OIEO £260,000

country
properties

This wonderful two bedroom apartment is situated in the heart of Royston only a 6 minute walk from the town centre and amenities. The property comprises; entrance hallway, lounge with sliding doors onto the balcony, kitchen, two great size bedrooms with built in wardrobes to the master and a family bathroom. Externally the property benefits from a single garage and communal gardens.

- Two Bedroom Apartment
- Kitchen
- Spacious Lounge
- Balcony
- Single Garage
- Council Tax Band B

Accommodation

Entrance Hall

Entrance via wooden front door, radiator, wall mounted fuse box, smoke alarm, two storage cupboards with shelving, doors to the lounge, kitchen, both bedrooms and the family bathroom.

Lounge

16' 3" x narrowing to 14' 2" x 13' 4"
(4.95m x 4.32m x 4.06m)

Door from the entrance hallway, two radiators, TV Ariel point, heating control thermostat, sliding doors onto the balcony which is fully enclosed with patio slabs.

Kitchen

9' 8" x 6' 9" (2.95m x 2.06m)
Vinyl flooring, window to the rear aspect, wall and base units with work surface over, built in oven and hob, stainless steel sink with drainer, space for a free standing fridge/freezer and dishwasher, wall mounted gas boiler.



Bedroom Two

9' 9" x 11' 1" (2.97m x 3.38m)

Window to the rear aspect,
radiator.

Bedroom One

11' 4" x 12' 8" (3.45m x 3.86m)

Window to the front aspect,
radiator, built in wardrobes, built
in drawers and built in bedside
drawers.

Family Bathroom

Vinyl flooring, low level flush WC.,
wash hand basin with vanity
unit, shower cubicle, heated
towel rail, window to rear aspect.

External

Garage

Up and over door.

Garden

Communal gardens.





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | | |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | 79 | 80 |
| C | | |
| (55-68) | | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 45, High Street | SG8 9AW
 T: 01763 245121 | E: royston@country-properties.co.uk
 www.country-properties.co.uk

country
properties