

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

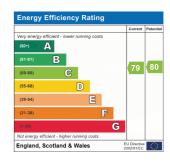
Communal gardens.











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# Viewing by appointment only

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