



# Tennyson Court

2, Tennyson Close, Royston,  
Hertfordshire, SG8 5SZ

OIEO £170,000

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properties

This very well presented sizeable two bedroom ground floor apartment is located on the outskirts of Royston. The property benefits from; entrance hallway, spacious living room, kitchen, two bedrooms, family bathroom and one allocated parking space. This property is the ideal first time buy or investment purchase.

- Ground floor flat
- Two bedrooms
- Large living area
- Fitted kitchen
- Allocated parking for one car
- Communal Grounds

## Ground Floor

Entrance Hallway  
Storage cupboard.

## Living Room

11' 5" x 15' 8" (3.48m x 4.78m)  
Windows to side and front aspect, electric heater.

## Kitchen

8' 6" x 7' 11" (2.59m x 2.41m)  
Window to the front aspect, vinyl flooring, a range of base units with worktop over and inset sink, washing machine, oven and fridge/freezer.

## Bedroom One

12' 8" x 9' 3" (3.86m x 2.82m)  
Window to the rear aspect, electric heater.

## Bedroom Two

7' 0" x 9' 2" (2.13m x 2.79m)  
Window to the rear aspect, electric heater.

## Family Bathroom

7' 3" x 5' 6" (2.21m x 1.68m)  
Tiled flooring. panelled bath, wash hand basin with pedestal and WC.



## External

### Parking

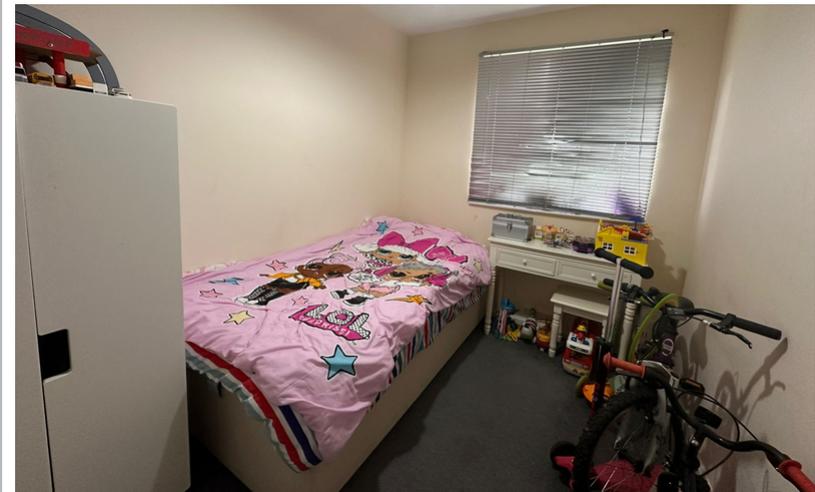
Allocated parking space for one car.

### Lease Details

The current owners are in the process of extending the lease length of the property and by the end of August 2024 the lease length will have 144 years remaining.

Ground Rent - £110.00 per annum

Service Charge - £1368.41 per annum (this has been paid in full until November 2024)





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

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