



34, Malt House Place, Green Drift

ROYSTON,
Hertfordshire, SG8 5GA
OIEO £260,000

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This very well presented sizeable double bedroom ground floor apartment with allocated parking, is close to the town centre and has private access to Royston's train station. The property benefits from a large open plan lounge/dining area with modern kitchen. There is a large double bedroom with fitted wardrobes, en-suite and a good size bathroom with bath with shower over and vanity sink. This property is the ideal first time buy or investment.

- Two bedrooms
- Open plan living area
- Separate kitchen space
- En Suite to Master Bedroom
- One allocated parking space
- Town Centre Location

Accommodation

Entrance Hall

Entry phone. Built-in airing cupboard. Wall mounted electric heater. Downlights. Fuse box.

Lounge / Diner / Kitchen

23' 1" x 10' 7" (7.04m x 3.23m) > (4.50m)
Wall mounted electric heater. Double glazed bay window to front. Down lighting. Open plan to:

Kitchen

Range of modern stylish grey fitted base and wall mounted units with work surfaces over incorporating single bowl stainless steel sink unit. Integrated fridge/freezer. Space for a washer/dryer. Single oven, ceramic hob and extractor hood. Down lighting.

Bedroom One

12' 11" x 9' 10" (3.94m x 3.00m) > 11'5" (3.48m)
Wall mounted electric heater. Double glazed window to the rear aspect. Fitted wardrobe with mirrored doors. Down lighting. Door to en-suite.

En-suite

Suite comprising close coupled WC, vanity wash hand basin and shower enclosure. Extractor fan. Down lighting. Tiled flooring and partially tiled walls.



Bedroom Two

11' 4" x 8' 10" (3.45m x 2.69m)

Wall mounted electric heater. Double glazed window to the rear aspect. Down lighting.

Family Bathroom

Suite comprising vanity wash hand basin, close coupled WC and panelled bath with mixer taps and shower screen. Tiled flooring and walls. Chrome heated towel radiator. Downlights. Extractor fan.

External

One allocated parking space (only one car allowed per apartment on site). Bin Storage Area. Private secure gated access to Royston train station.

Lease Details

The lease has 117 years remaining on the lease. The annual service charge is £1316.04 which is payable every 6 months in two instalments of £658.02, and the ground rent is £396.95 per annum.





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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