



44, Sassoon Drive

Royston,
Hertfordshire, SG8 5FR
Leasehold **£187,500**

country
properties

****75% SHARED OWNERSHIP & NO ONWARD CHAIN**** THIS PROPERTY IS ALSO OFFERED AT 100% SHARE FOR OFFERS IN EXCESS OF £250,000** This first floor apartment, offers two good sized bedrooms, family bathroom, open-planned fitted kitchen & spacious lounge/diner, off road parking and access to a communal garden. Situated on a quiet estate, this modern 2-bed apartment in Royston town, is a perfect commutable home being close to Royston train station and great access to the A505, A1M, A10 & M11, local amenities are a stone's throw away and within walking distance to good local schools. Get in touch for further information about Shared Ownership and talk to one of our experts.

- ****75% SHARED OWNERSHIP FOR £187,500****
- **** ALSO OFFERED AT 100% SHARE FOR OFFERS IN EXCESS OF £250,000******
- Leasehold
- First Floor Apartment
- Communal Garden
- Long Lease
- Off Road Parking
- 2 Double Bedrooms
- NO ONWARD CHAIN
- Walking distance to public transport and Royston station.
- Ideal First Home

Hallway

Telephone point, access to heating controls. Two large storage cupboards.

Open plan Lounge Kitchen/Diner

13' 6" x 7' 2" (4.11m x 2.18m) 13' 6" x 24' 11" (4.11m x 7.59m)

Lounge area: Open plan space. Two radiators. Double glazed uPVC bay window to front. Double glazed uPVC window to side.

Kitchen/diner: Glow Worm boiler. Electric oven and cooker. Stainless steel sink and drainer. Space and plumbing for slim line dishwasher, washing machine. Space for fridge/freezer. Smoke detector. Tiled floor. Double glazed uPVC window to rear.

Bathroom

Obscured double glazed window to rear. Bath with mixer taps and shower head. Tiled floor and partially tiled walls. Heated towel rail. Low level WC. Wash hand basin with pedestal. Shaver point.



Master Bedroom

12' 0" x 11' 6" (3.66m x 3.51m)

Space for wardrobes. Double glazed uPVC window to front. Radiator. Heating controls. TV point/sockets.

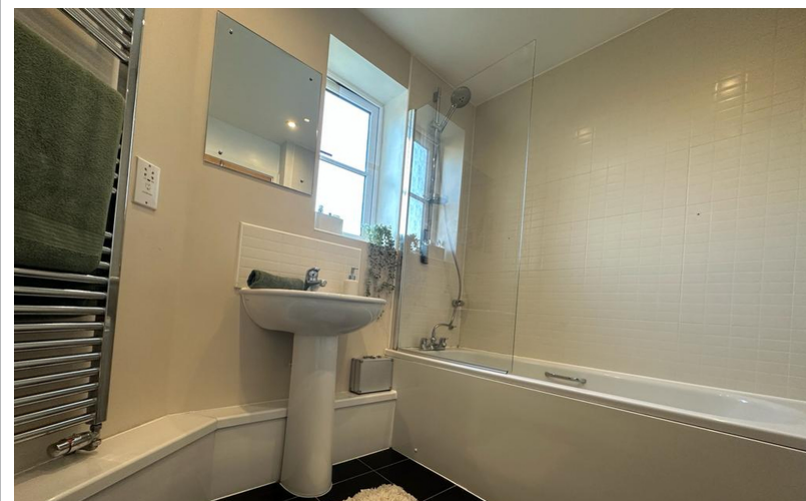
Bedroom 2

13' 9" x 11' 4" (4.19m x 3.45m)

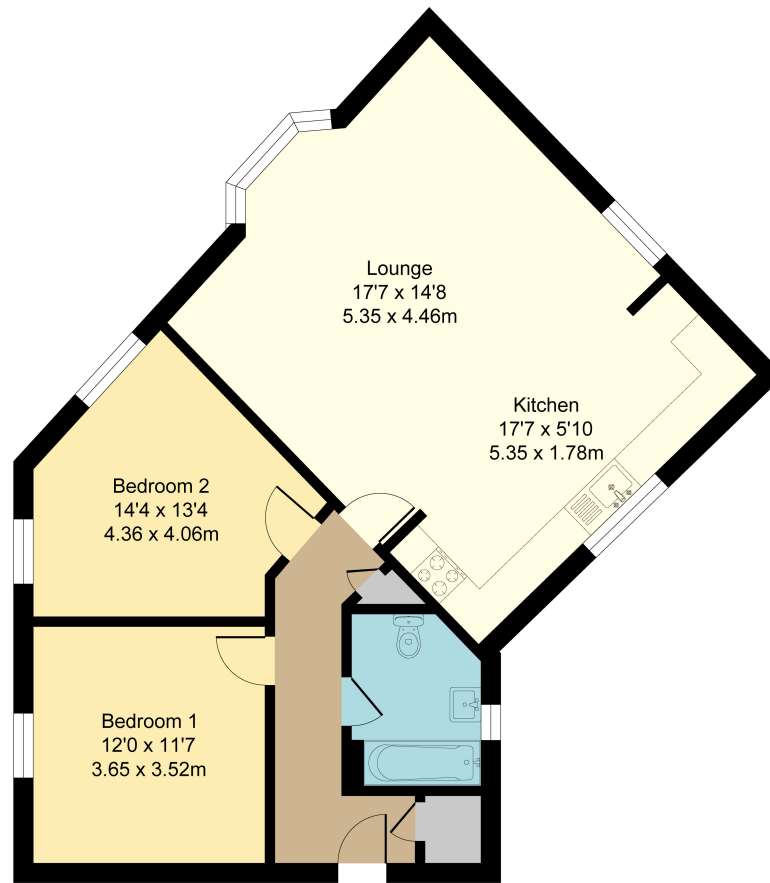
Double room. Double glazed uPVC window to front and side. Radiator.

Communal Garden

Communal garden to the rear, mainly laid to lawn with small patio area and pathway that leads to one allocated parking space.



First Floor



Total Area: 74.2 m² ... 799 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	90	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

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