



47a High Street
ROYSTON Hertfordshire
SG8 9AW

Leasehold £164,995

Quick Reference: 3638425



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First Floor Two Bedroom Apartment With Refitted Kitchen, Bathroom And New Gas Central Heating System. No Chain And Can Be Sold A Share Of The Freehold!

- First Floor Apartment
 - Two Bedroom Accommodation
 - Refitted Howdens Kitchen
- Refitted Bathroom & Separate WC
 - 30' Landing
 - New Gas Central Heating
- Secondary Glazed Sash Windows
 - No Onward Chain
 - 50% Share Of Freehold

Accommodation

Introduction Country Properties are pleased to be able to offer two apartments ground and first floor both of which are 2 bedrooms and are available with a new 99 year lease and a share of the freehold if interested. The ground floor apartment is a new refurbishment and the first floor apartment has the benefit of having refitted kitchen, bathroom, and central heating. Both properties are chain free and viewings for both are available by appointment.

Entrance Hall Glazed front door into Hall. Stairs up to first floor.

Landing 31ft in length. Two radiators. Electric fuse box. Secondary double glazed window to rear.

Lounge 11' 10" x 9' 10" (3.61m x 3.00m)
Double radiator. Wall mounted electric heater. Secondary double glazed sash window to front.

Bedroom 1 13' 1" x 12' 1" (3.99m x 3.68m)
Double radiator. Wall mounted electric heater. Secondary double glazed sash window to front. Built-in wardrobe.

Bedroom 2 11' 9" x 11' 2" (3.58m x 3.40m)
Double radiator. Secondary double glazed sash window to front. Built-in wardrobe with access to loft. Wall mounted electric heater.

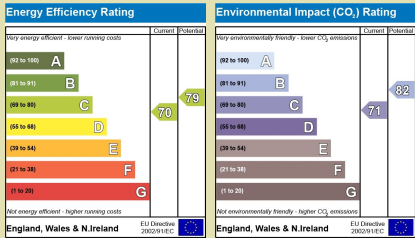
Kitchen 10' 8" x 6' 10" (3.25m x 2.08m)
Refitted with a range of base and wall mounted units in cream with work surfaces over incorporating stainless steel single bowl sink unit with cold water inlet for washing machine to feed into Utility cupboard below. Radiator. Breakfast bar with tiled splash areas. Lino flooring. Secondary double glazed sash window to front. Large walk-in cupboard ideal for appliances. New electric single oven and electric hob with canopy extractor hood.

Bathroom Suite comprising bath with mixer taps and shower over and pedestal wash hand basin. Built-in airing cupboard housing newly fitted gas combi boiler. Frosted secondary double glazed window to rear. Radiator. Tiled splash areas.

Cloakroom Newly fitted close coupled WC. Frosted secondary double glazed window to rear.

Agents Note The property is located in the heart of Royston's High Street and the vendors can offer the purchaser a new 99 year lease plus share of the freehold if interested. Please note the property and be purchased together with the first floor apartment which will have the other half of the freehold if so desired.

There are local car parks which can offer yearly car parking permits and are only a short distance away.



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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