



# 44, Woodcock Road

Royston,  
Hertfordshire, SG8 7XT

**Leasehold - Offers in Excess of £225,000**

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properties



We are delighted to offer this well presented 2 bedroom ground floor apartment to the market. With its competitive price and sought after location, this home makes the ideal purchase for anyone looking to get onto the property ladder or anyone looking for a ready made investment opportunity. Woodcock Road comprises of entrance hallway, modern bathroom, single bedroom, a sizeable master bedroom, bright and spacious lounge with ample space for dining and kitchen. Additionally, this apartment includes a well cared for communal space and allocated parking to the rear.

- Ground floor apartment
- Well presented throughout
- Spacious lounge
- Communal garden
- Allocated parking
- Long lease!
- Council Tax band C
- EPC rating C

## Accommodation

### Hallway

13' 8" x 3' 5" (4.17m x 1.04m)  
Intercom system, storage cupboard, vinyl flooring.

### Kitchen

9' 7" x 5' 11" (2.92m x 1.80m)  
Range of wall mounted and base level units with work surface over and inset sink with drainer, gas hob and oven, space for a washing machine and fridge/freezer, tiled walls, laminate flooring, double glazed window to the front aspect.

### Lounge

16' 0" x 12' 4" (4.88m x 3.76m)  
Double glazed window to the front aspect, radiator, laminate flooring, access to kitchen.

### Bedroom One

16' 0" x 9' 0" (4.88m x 2.74m)  
Two double glazed windows to the rear aspect, radiator.



## Bedroom Two

7' 8" x 8' 8" (2.34m x 2.64m)

Double glazed window to the rear aspect, radiator.

## Bathroom

7' 8" x 5' 10" (2.34m x 1.78m)

Double glazed window to the front aspect, WC, wash hand basin with pedestal, radiator, tiled walls and flooring, bath with shower attachment.

## Agent's Notes

### Lease Details

Lease Length - 125 years from 1 January 2004 (103 years remaining)

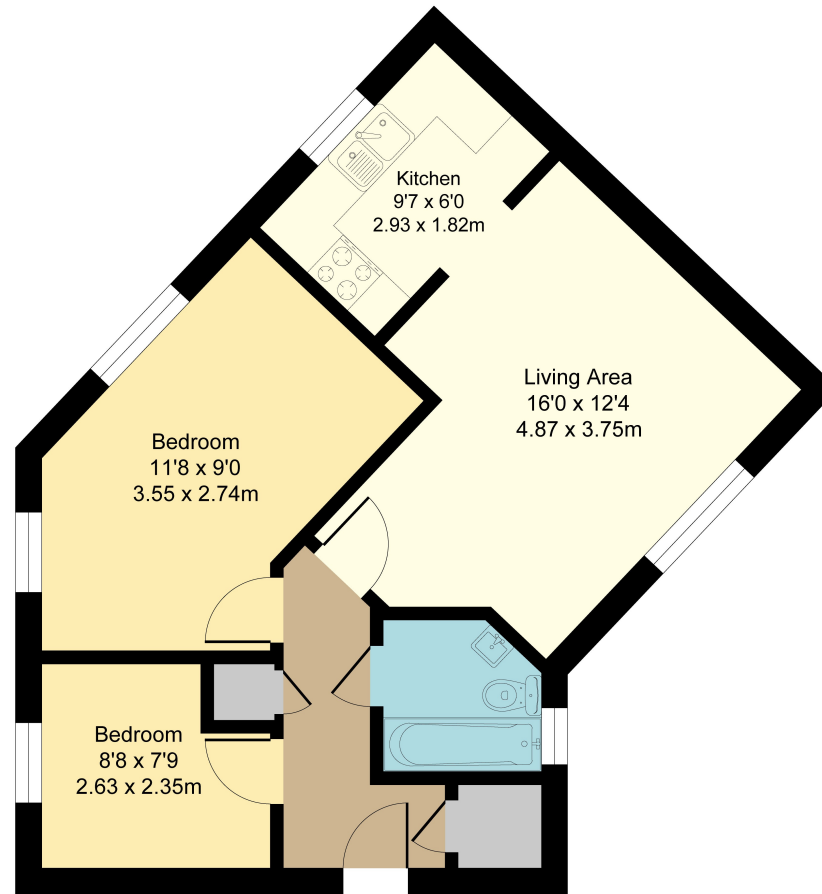
Service Charges - £2000.00 per annum (2025/2026)

Ground Rent - £125.00 per annum (2025/2026)





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Total Area: 50.1 m<sup>2</sup> ... 540 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78 78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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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