

A two-story white house with a small porch and a tiled roof extension. The house has several windows, some with white frames and others with dark frames. A black metal railing is on the porch steps. The house is set on a grassy area.

# Malt House Place

Green Drift, Royston,  
SG8 5GA  
£215,000

country  
properties



Looking for an apartment that combines space with unique character? This is the one you've been waiting for.

With soaring ceilings, premium finishes, and plenty of clever storage options, this apartment offers both style and functionality.

Featuring its own private entrance, this property feels more like a mews house than a typical apartment in a purpose-built block. Say goodbye to communal areas and enjoy the sense of exclusivity in this centrally located gem. A true must-see!

Lease - 115 YRS Remaining

Service Charge - £1090.04 PA

Ground Rent - £395 PA

Ground Rent Review Period - Every 25 YRS- Next review date September 2040

Royston

Royston's vibrant market town benefits from commuter links directly to London's Kings Cross and Cambridge via the British Railway Network and also has excellent commutable road links via the A10, M11, A505 and A1M and has good access directly to Cambridge City Centre along with London Luton and Stansted airports both being within a 45 minute drive. Royston town centre benefits from local amenities including boutique shops, restaurants/bars, major supermarkets and doctors and dentists.

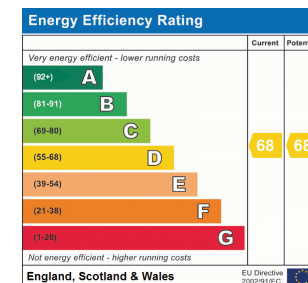
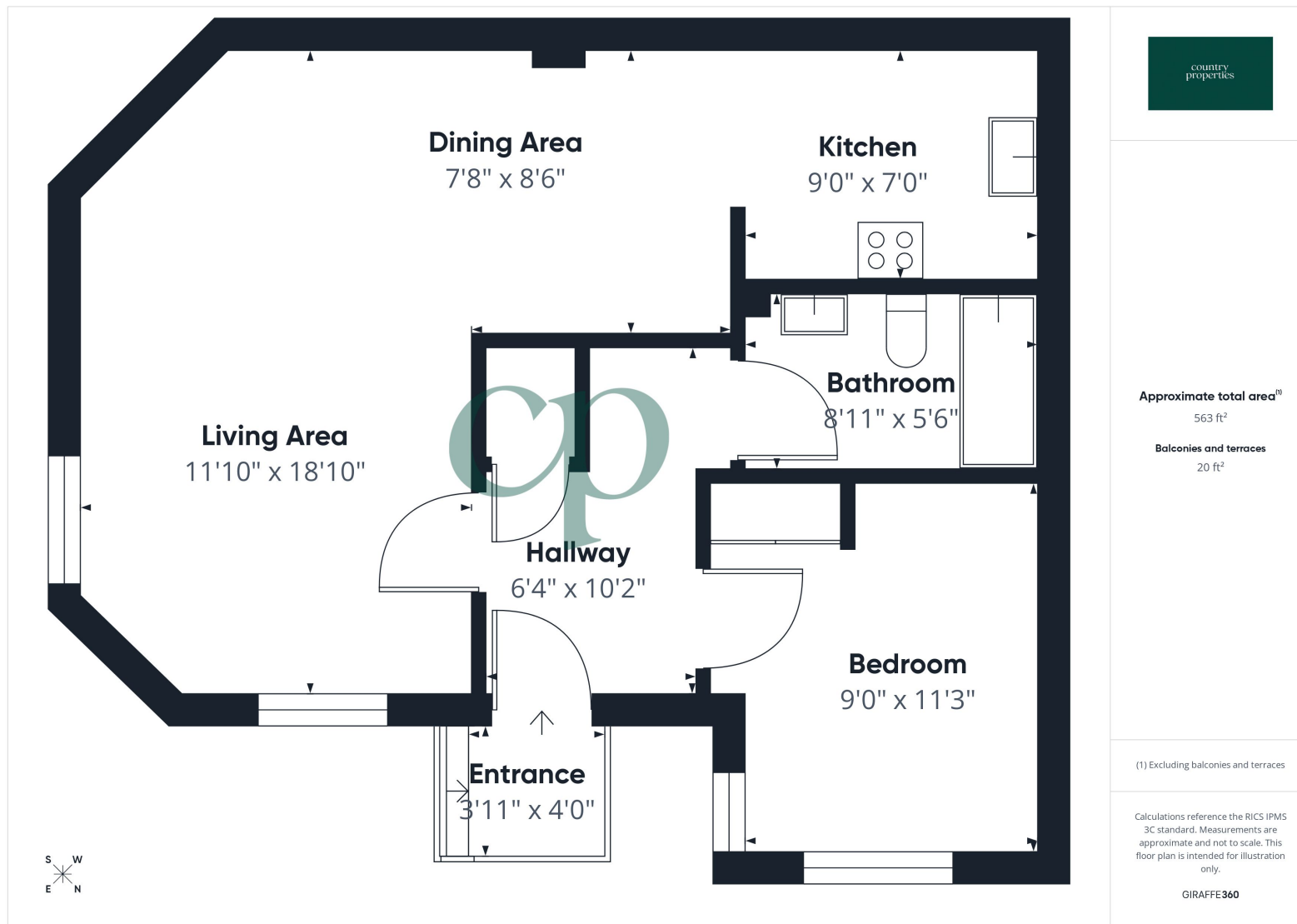
- Chain Free
- Own Front Door
- Large Accommodation
- Close to Transport Links
- High Specification
- Private Parking Space
- Central Location
- Leasehold
- EPC D/68











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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