



30, Upper King Street

Royston,
Hertfordshire, SG8 9BA
£180,000

COUNTRY PROPERTIES
PART OF HUNTERS

Country Properties are delighted to introduce this Grade II Listed, two bedroom 1st floor apartment, situated in the heart of Royston Town Centre. The apartment has a large open plan living area with a further two bedrooms. As you come up to the property you have a terraced area which you can use for your outside space. The property is offered chain free and in immaculate condition throughout. The current Vendor will be increasing the lease to 125 years.

- No Upward Chain
- Town Centre Location
- First Floor Apartment
- 2 Bedrooms
- Open Plan Kitchen/Lounge/Diner
- Modern Bathroom Suite
- Electric Heating
- Secondary Glazing

Accommodation

Hallway

Laminate flooring. Wall mounted heater. Access to loft space. Doors too to:

Lounge/Kitchen/Diner

17' 2" (5.23m) reducing to 15' 5" x 12' 5" (4.71m x 3.78m)

Dual aspect with secondary glazed windows to front and rear. Two wall mounted heaters. Range of fitted wall and base units with work surfaces over. 1 1/2 bowl strainer sink unit with mixer tap. Tiled splash backs. Integrated electric oven and hob with extractor hood over. Integrated microwave oven. New 'Bosch' washing machine and dryer. Fridge/freezer. Recessed spotlighting. Television aerial point. Telephone point. Laminate flooring.

Bedroom One

12' 8" (3.85m) reducing to 7' 11" x 12' 8" (2.41m x 3.85m)

Secondary glazed window to front. Wall mounted heater. Laminate flooring.

Bedroom Two

11' 1" x 7' 10" (3.39m x 2.38m)

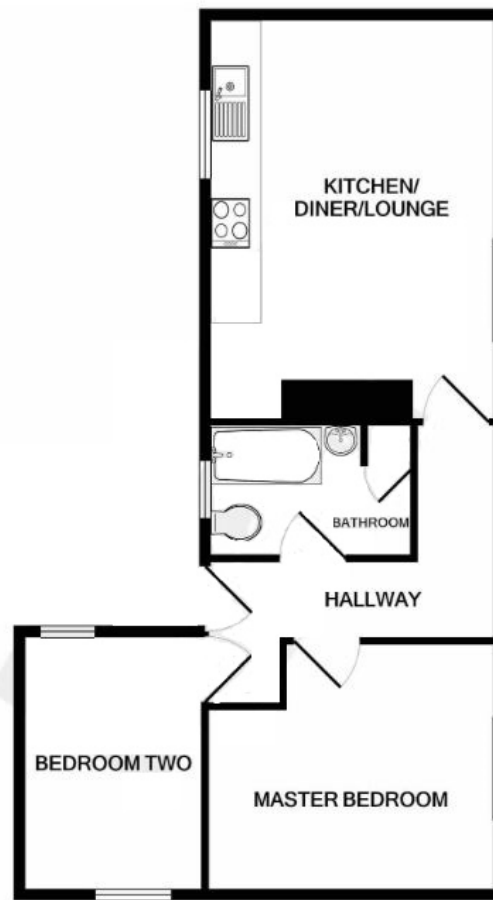
Dual aspect secondary glazed window to side. Wall mounted heater.



Bathroom

Secondary glazed window to front. Panel enclosed bath with electric shower over. Wall mounted wash hand basin with mixer tap. Low level WC. Fully tiled walls. Airing cupboard housing hot water tank and linen shelves. Heated towel rail radiator. Wall mounted fan heater. Underfloor heating. Extractor fan. Tiled flooring.





TOTAL APPROX. FLOOR AREA 535 SQ.FT. (49.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G	19	53
Not energy efficient - higher running costs			
England, Wales & N.Ireland		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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