



26, Browning Close

Royston,
Hertfordshire, SG8 7EY

Leasehold - Guide Price £285,000

country
properties

We are delighted to offer this unique property to the market at a guide price of £285,000. Tucked away in a recent development on the edge of Royston, a new homeowner will be able to enjoy a peaceful setting while maintaining easy links to local amenities and nearby transport connections. Immaculately presented and with well-proportioned internal space, this fantastic 2-bedroom split-level maisonette comprises of a bright entrance hallway, spacious lounge with ample space for dining, contemporary kitchen, and an enclosed private garden to the rear. The first floor includes two genuine double bedrooms and family bathroom.

- 2 Double bedrooms
- Well presented throughout
- Spacious lounge
- Private garden
- Allocated parking
- Long lease!
- Council Tax band B
- EPC rating B

Accommodation

Entrance Hallway

11' 3" x 3' 5" (3.43m x 1.04m)
Vinyl flooring, stairs accessing to first floor, storage cupboard, radiator.

Cloakroom

6' 1" x 3' 3" (1.85m x 0.99m)
Vinyl flooring, sink with mixer tap, WC, radiator.

Kitchen

11' 0" x 9' 4" (3.35m x 2.84m)
Double glazed window to the front aspect, range of wall mounted and base level units with work surface over and inset sink with mixer tap, vinyl flooring, space for washing machine, space for oven/hob, integral dishwasher, space for fridge/freezer, part tiled walls, cupboard housing boiler.

Lounge

10' 6" x 16' 8" (3.20m x 5.08m)
Double glazed window to the rear aspect, French doors onto rear patio, vinyl flooring, space for dining, radiator.



First Floor

Bedroom One

10' 6" x 16' 8" (3.20m x 5.08m)

Two double glazed windows to the rear aspect, carpeted flooring, radiator.

Bedroom Two

7' 1" x 13' 1" (2.16m x 3.99m)

Double glazed window to the front aspect, carpeted flooring, radiator.

Bathroom

5' 11" x 8' 0" (1.80m x 2.44m)

Vinyl flooring, sink with mixer tap, WC, part tiled walls, extractor fan.

External

Rear

Rear garden mainly laid to lawn, two patio areas.

Front

Allocated parking space.

Agent's Notes

Lease Details

Lease Term - 125 years from 25 March 2019 (119 years remaining)

Service Charge - £1151.48 per annum (01/04/2025 - 01/01/2026)

Ground Rent - N/A

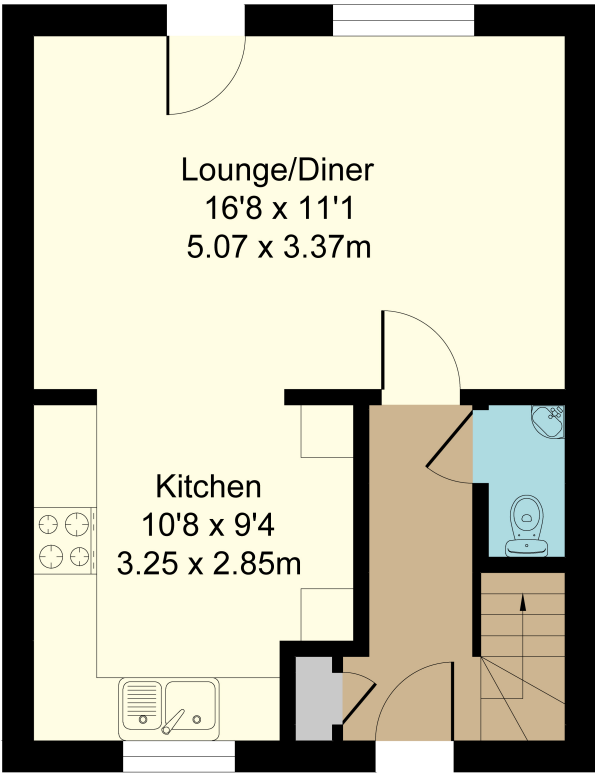




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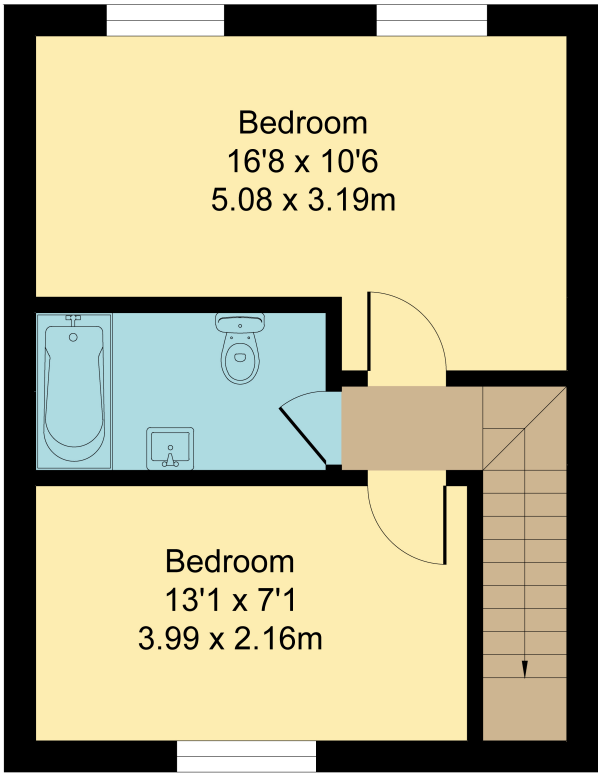
Ground Floor

Area: 34.0 m² ... 366 ft²



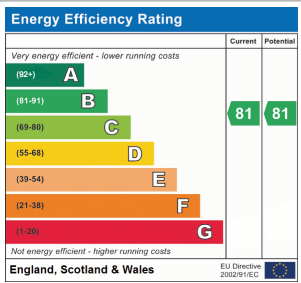
First Floor

Area: 34.3 m² ... 369 ft²



Total Area: 68.3 m² ... 735 ft²

All Measurements are approximate and for display purposes only



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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