



# Woodcock Road

Royston,  
Hertfordshire, SG8 7XT  
Leasehold £230,000

country  
properties



This beautifully presented ground-floor apartment offers an ideal opportunity for those looking to step onto the property ladder or downsize in style. Situated just a short walk from Royston Mainline Train Station and local amenities, it's perfectly positioned for convenient and modern living.

#### Agent's Notes

Lease Length - 102 yrs remaining

Ground Rent - £212 pa (Paid in six monthly instalments)

Ground Rent Review Period - Every 21yrs from January 2004

Service Charge - £1800 pa ( Paid in six monthly instalments)

- › Chain Free
- › Immaculately presented throughout
- › Ground Floor
- › New Kitchen & Bathroom
- › Walkable to Royston Train Station
- › Allocated parking
- › Plenty of Storage Space
- › Leasehold



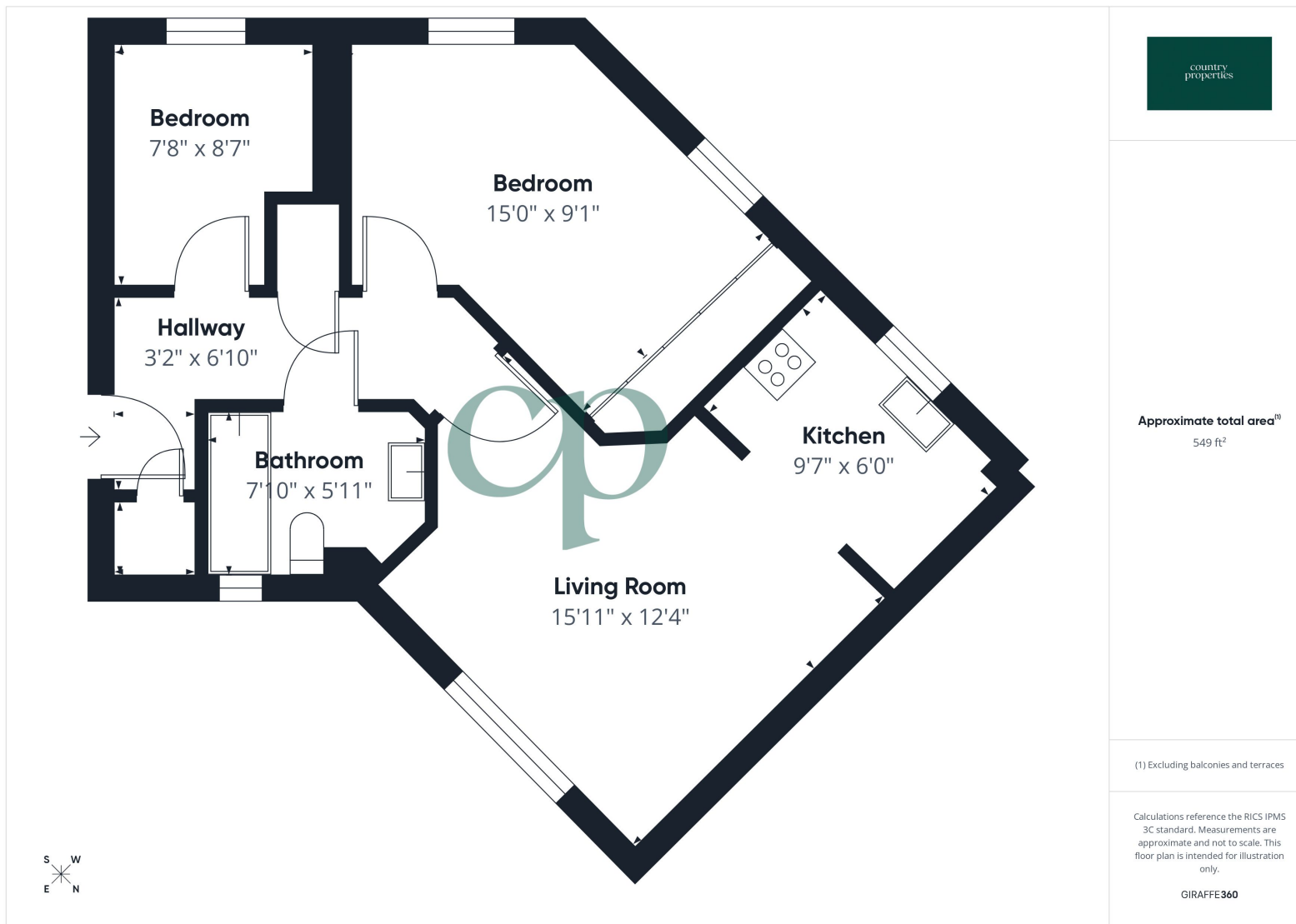












All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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