



# Tennyson Court

Tennyson Close, Royston,  
Hertfordshire, SG8 5SZ

Leasehold - Guide Price **£140,000**

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properties



We are pleased to offer this well-presented, and larger than average, two bedroom second floor apartment to the market. Tennyson Court is located in a peaceful residential area on the outskirts of Royston. The property comprises of a porch, entrance hallway, spacious living room, separate kitchen with space for dining, two good sized bedrooms, family bathroom, one allocated parking space and garage en-bloc. This property is an ideal purchase for a first-time buyer or someone looking to add a ready-made property into their portfolio.

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. The town has direct access to Cambridge City Centre along with London Luton and Stansted airports both being within a 45 minute drive. There are desirable schools for lower and higher education with two schools holding outstanding reputation. Royston Town Centre also benefits from local amenities including boutique shops, restaurants/bars, major supermarkets and doctors and dentists.

- Chain free
- Two bedrooms
- Spacious lounge
- Separate kitchen
- Communal garden
- Allocated parking
- Garage en-bloc
- Council Tax band B / EPC rating E

## Accommodation

### Entrance

4' 9" x 6' 8" (1.45m x 2.03m)  
Airing cupboard, carpets.

### Lounge

15' 8" x 11' 5" (4.78m x 3.48m)  
Double glazed window to the front aspect, carpets, double electric heater.

### Kitchen

8' 7" x 8' 5" (2.62m x 2.57m)  
Double glazed window to the front aspect, vinyl flooring, range of wall mounted and base level units with inset sink, space for a fridge/freezer, cooker, partially tiled walls, electric heater.



## Bathroom

6' 1" x 5' 5" (1.85m x 1.65m)

Double glazed window to the side aspect, tiled walls and flooring, bath, wash hand basin, electric shower, electric heater.

## Bedroom One

12' 8" x 9' 2" (3.86m x 2.79m)

Double glazed window to the rear aspect, carpets, electric heater.

## Bedroom Two

8' 9" x 6' 10" (2.67m x 2.08m)

Double glazed window to the rear aspect, laminate flooring, electric heater.

## External

Garage en-bloc, allocated parking space and communal garden area.

## Agent's Notes

### Lease Details

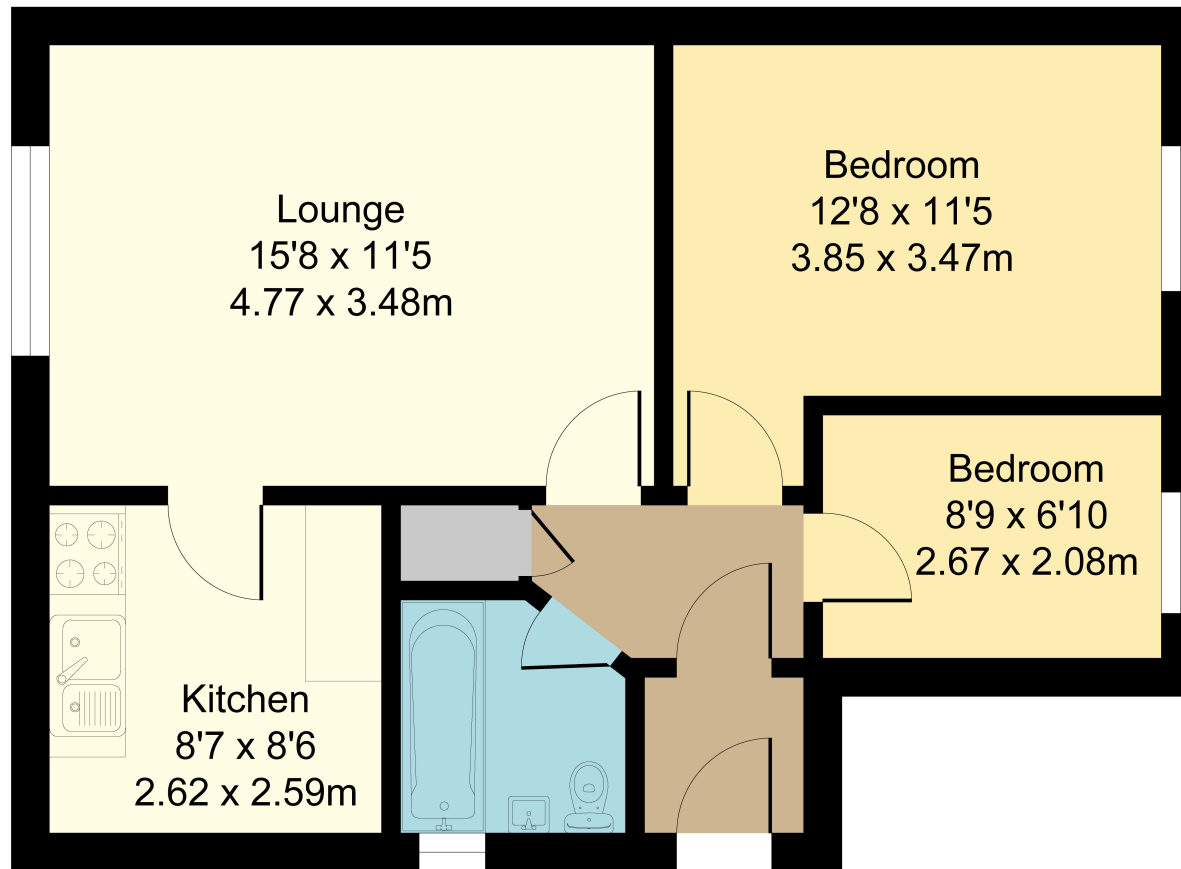
Lease Length - 99 years from 25 December 1979 (53 years remaining)

Service Charge - £1440.43 per annum

Ground Rent - £110.00 per annum



# 44 Tennyson Court, Royston



Total Area: 49.6 m<sup>2</sup> ... 535 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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
		65
	40	

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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