



# Roysia House

John Street, Royston,  
Hertfordshire, SG8 9JH  
OIRO £200,000

country  
properties



We're excited to introduce this spacious second floor apartment, perfectly located in the centre of Royston. Enjoy quick access to local shops, services, and excellent transport links, making it ideal for both convenience and lifestyle. With five years left on the build warranty and high-quality fixtures throughout, this modern apartment offers both style and peace of mind.

Set within a sought-after, secure apartment complex, the property features a secure entry system, well-maintained shared spaces, and plenty of natural light. The apartment's high ceilings and smart storage solutions make it feel exceptionally open, while the bright, airy double-aspect living space creates a welcoming atmosphere that truly feels like home.

#### Agent's Notes

Lease - 146 yrs Remaining

Ground Rent - Peppercorn

Ground Rent Review Period - 25 yrs

Service Charge - £1400 pa (Paid £700 every 6mths)

#### 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.

- Town Centre Location
- Short Walk to Train Station
- High Specification throughout
- Integrated Appliances
- South Facing Juliet Balcony
- Long Lease
- Secure Entry Intercom
- Underfloor Heating to Bathroom
- Leasehold
- EPC D/66



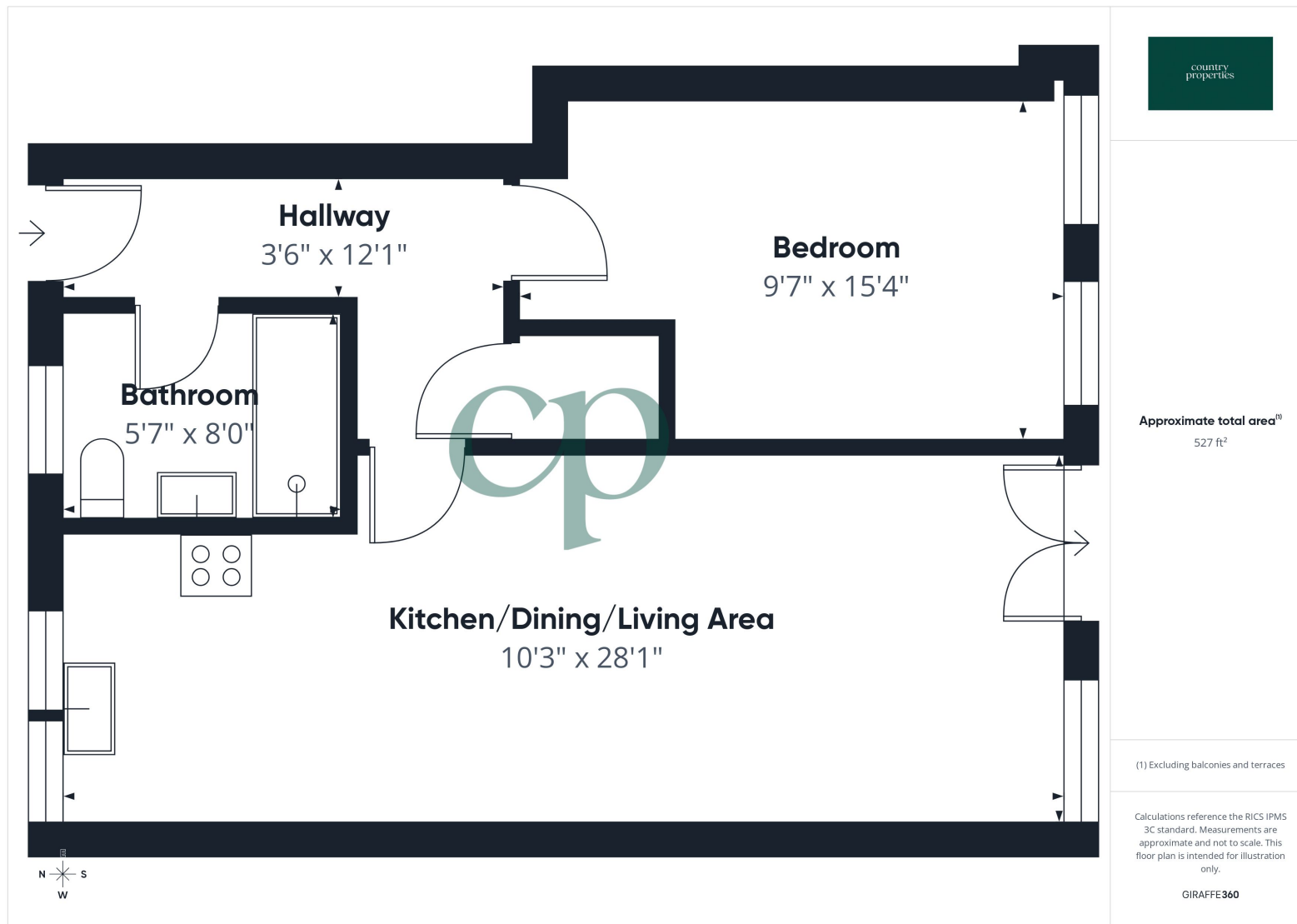












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

Country Properties | 45, High Street | SG8 9AW  
T: 01763 245121 | E: royston@country-properties.co.uk  
www.country-properties.co.uk

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