



54, Kneesworth Street

Royston,
Hertfordshire, SG8 5AH
Freehold £170,000

country
properties

This well presented, chain free one bedroom studio apartment located on Kneesworth Street is fantastically situated within walking distance to Royston town centre and train station. The accommodation offers open plan living, shower room and a low maintenance rear garden laid to patio. Resident parking permits are available. An ideal purchase for first time buyers and/or commuters!

- Chain free!
- One bedroom studio apartment
- Open plan living
- Close to train station & amenities
- Council Tax Band A
- EPC Rating D

Accommodation

Entrance Hallway

Laminate flooring, radiator, door to:-

Open Plan Lounge/Kitchen/Bedroom

17' 10" x 14' 11" narrowing to 11' 8" (5.44m x 4.55m)

Dual aspect double glazed windows to the front and rear, two radiators, double glazed patio doors to garden, storage area to chimney, vinyl flooring. Range of base level units with work surfaces over and inset stainless steel sink with mixer tap, gas hob and oven with extractor over, fridge/freezer, washing machine, wall mounted boiler.

Shower Room

5' 0" x 4' 8" (1.52m x 1.42m)

Laminate flooring, shower cubicle with electric shower, wash hand basin, WC.

External

Front Garden

Laid to lawn with flower borders and storage shed.

Rear Garden

Fully enclosed rear garden laid to patio with gravel borders and gated side access.

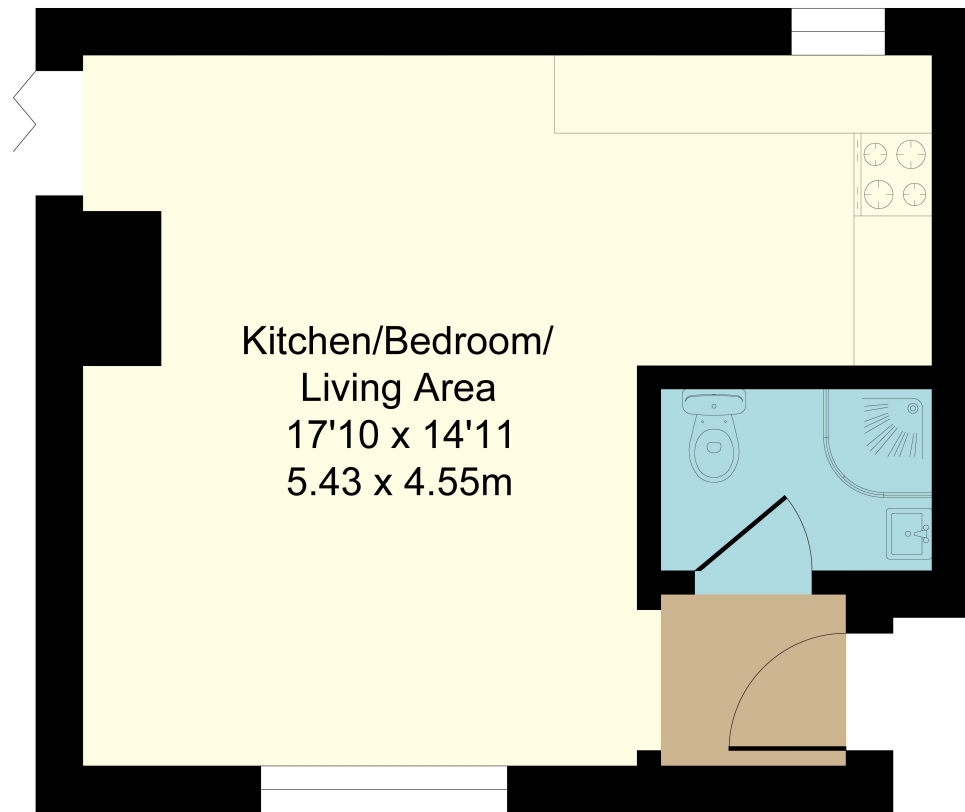



Agent's Notes

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. There are desirable schools for lower and higher education with two schools holding outstanding reputation. Royston Town Centre benefits from local amenities including boutique shops, restaurants/bars, major supermarkets and doctors and dentists.





Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A		94	
(81-91)	B			
(69-80)	C		64	
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales		EU Directive 2002/91/EC		

Total Area: 24.1 m² ... 260 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

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | E: royston@country-properties.co.uk

www.country-properties.co.uk

country
properties