



33, Malt House Place, Green Drift

ROYSTON,
Hertfordshire, SG8 5GA
Offers in Excess of £200,000

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properties

This very well presented sizeable double bedroom ground floor apartment with allocated parking, is close to the town centre and has private access to Royston's train station. The property benefits from a large open plan lounge/dining area with modern kitchen. There is a large double bedroom with fitted wardrobes and a good size bathroom with bath with shower over and vanity sink. This property is the ideal first time buy or investment.

- ONE DOUBLE BEDROOM
- CLOSE TO STATION
- One allocated parking space
- Short Walk to Town Centre, Train Station and Local Amenities
- Modern Kitchen and Bathroom

Accommodation

Entrance Hall

Good size hallway with entry phone, wall mounted fuse box and wall mounted electric convector heater. Built-in airing cupboard. Downlighting. Doors to:

Bathroom

Suite comprising close coupled wc, vanity wash hand basin and panelled bath with mixer taps, shower screen and wall mounted shower over bath. Tiled flooring. Downlighting. Chrome towel radiator. Shaver point. Extractor fan.

Lounge

18' 5" x 10' (5.61m x 3.05m)
Double glazed box bay window to front. Wall mounted electric convector heater. Downlighting. Blackout roller blinds. Carpeted.

Dining Area

8' 1" x 7' 10" (2.46m x 2.39m)
Wall mounted electric convector heater. Downlighting. Carpeted. Open plan to:

Kitchen

9' 8" x 7' 6" (2.95m x 2.29m)
Grey matching units to base and eye level with work surfaces over incorporating single bowl stainless steel sink unit. Integrated tall fridge freezer. Integrated oven and hob with extractor hood. Washer/dryer. Downlighting. Tiled flooring.



Bedroom 1

15' 7" x 9' (4.75m x 2.74m)

Wall mounted convector. Double glazed box bay window to front. Downlighting. Fitted double mirrored wardrobe. Blackout roller blinds and curtain track. Carpeted.

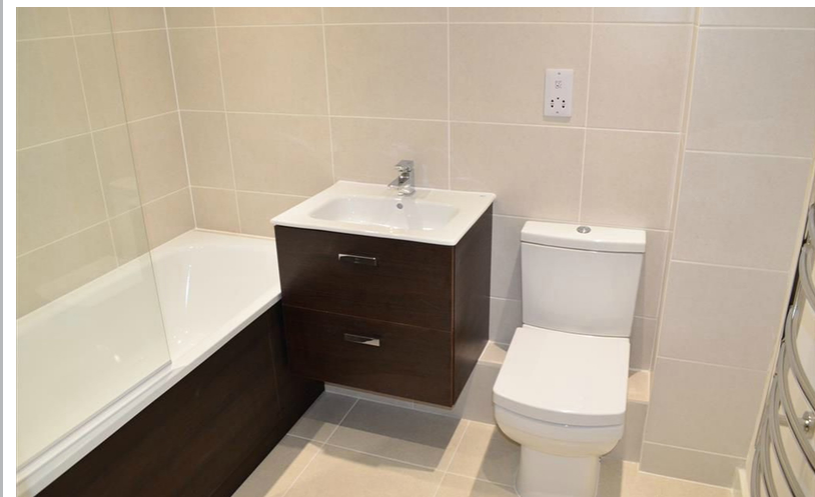
External

Outside

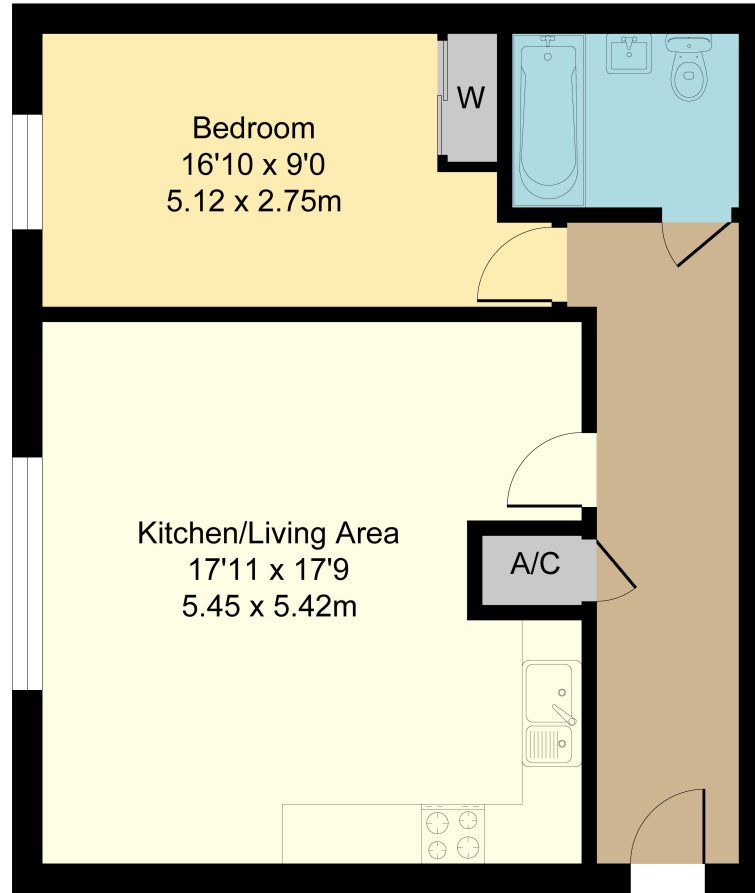
Allocated parking for a single car only. The site has no spare parking space for additional vehicles. Direct access to Royston's train station.

LEASE DETAILS

The lease has 116 years remaining on the lease. The annual service charge is £524.29 payable every 6 months, and the ground rent is £396.95 per annum.



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Total Area: 56.9 m² ... 613 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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