



1 Warren Court

Garden Lane, Royston,
Hertfordshire, SG8 9EH
Leasehold £210,000

WARREN COURT

COUNTRY PROPERTIES
PART OF HUNTERS

A two bedroom ground floor apartment in central Royston! This spacious property offers off road allocated parking, two generous bedrooms and is located within a stones throw of Royston Town Centre and all amenities. In need of some cosmetic updating throughout, this property would make a perfect first time/investment purchase!

- 999 Year Lease from 1987
- 2 Good Size Bedrooms.
- Central Location
- Potential Rental income circa £900 p.c.m
- In need of updating
- Allocated Parking

Accommodation

Entrance Hall

Storage cupboard, doors to:

Bathroom

Frosted window to front aspect, airing cupboard, W.C, wash hand basin, bath with shower attachment, wall mounted electric heater.

Bedroom 1

12' 6" x 9' 8" (3.81m x 2.95m)
Window to front aspect, wall mounted electric heater.

Bedroom 2

7' 4" x 9' 6" (2.24m x 2.90m)
Window to front aspect, wall mounted electric heater.

Lounge

17' 1" x 10' 2" (5.21m x 3.10m)
Window to rear aspect, wall mounted electric heater, opening to:

Kitchen

7' 2" x 10' 1" (2.18m x 3.07m)
Range of wall mounted and base units with work surface over and inset sink with drainer, wall mounted electric heater, space for washing machine, fridge/freezer, cooker with extractor hood over.

External

1 Allocated parking space in private car park to front of property.



Lease Details:

Service Charge & Ground Rent - £800 per annum (inclusive).

Lease Term: 999 years from 1987.

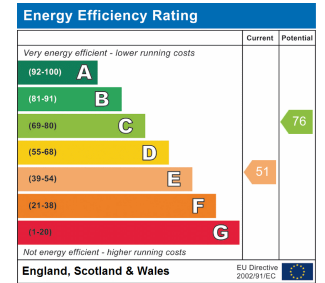
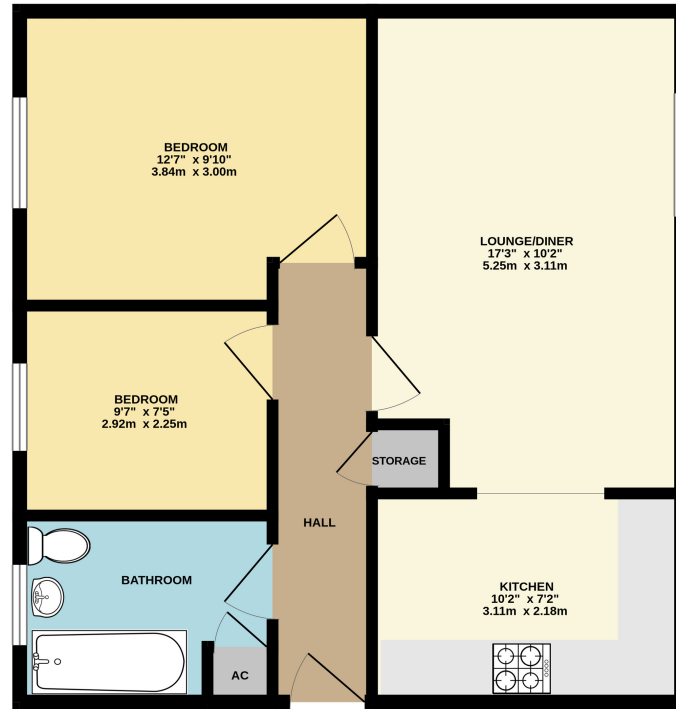
1/5 Share of Freehold.

Agents Note:

The new owners of this property will be required under the contract with the Freeholders to update the current windows in line with the newer model windows currently in place on the other properties in this block.



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq.ft. (51.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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