



Hampshire Road

Royston,

Hertfordshire, SG8 9FU

Leasehold - 65% Shared Ownership £311,750

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This beautifully presented home offers a fantastic opportunity for those looking to step onto the property ladder with the flexibility to gradually increase ownership. Situated within walking distance of the Train Station and High Street, and just a short stroll from Therfield Heath, this property offers the best of both worlds: urban convenience and tranquil green spaces.

Immaculately maintained throughout, this turnkey property features spacious living areas and a sunny, south-facing garden—ideal for enjoying outdoor space.

Shared Ownership Details:

- Eligibility: The total household income must be £80k or less.
- Ownership Flexibility: You have the option to “staircase,” increasing your equity share up to 100%.
- Qualification: All prospective buyers must be approved by an Independent Financial Advisor from Sage’s approved panel to confirm eligibility for Shared Ownership.

• Tenure: Leasehold

Lease Length Remaining: 121 years

Rent on remaining 35%: £527.85 pcm

Service Charge - £659.88 pa (Paid at £54.99 pcm)

(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Immaculately presented
- Four Bedrooms
- Large Kitchen/Diner
- Downstairs cloakroom
- Two private parking spaces
- Sold Out Redrow Development
- Close to Therfield Heath
- EPC B85
- Leasehold
- 65% share to purchase, and option to staircase to 100%







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