



# Croix Court

Lower King Street, Royston,  
Hertfordshire, SG8 5AX  
Leasehold £210,000

country  
properties



We are pleased to offer for sale this very well presented 2-bedroom first-floor apartment situated in the heart of Royston. Croix Court has easy access to all local amenities and the property would make an ideal first-time purchase or investment, with no upward chain. The apartment comprises of, living room/dining area, two bedrooms, bathroom and 1 allocated parking space.

- CHAIN FREE
- Two bedrooms
- Well presented
- Modern bathroom
- Allocated parking
- Town centre location
- Council Tax band B
- EPC rating C

## Accommodation

### Kitchen

5' 10" x 5' 6" (1.78m x 1.68m)

Range of wall mounted and base level units with work surface over and inset stainless steel 1 1/2 bowl sink with drainer, electric oven and hob, space for a washing machine, double glazed sash window to the side aspect.

### Lounge/Diner

11' 9" x 12' 4" (3.58m x 3.76m)

Electric heater, window to the side aspect, access to kitchen.

### Hallway

Double glazed window to the side aspect, airing cupboard, electric heater.

### Bedroom One

8' 3" x 11' 9" (2.51m x 3.58m)

Double glazed sash window to the side aspect, electric heater.

### Bedroom Two

9' 7" x 6' 7" (2.92m x 2.01m)

Double glazed sash window to the side aspect, electric heater.



## Bathroom

5' 5" x 5' 3" (1.65m x 1.60m)

Double glazed window to the side aspect, vinyl flooring, WC, wash hand basin with pedestal, shower cubicle with electric shower over, heated towel rail, partially tiled walls.

## External

### Parking

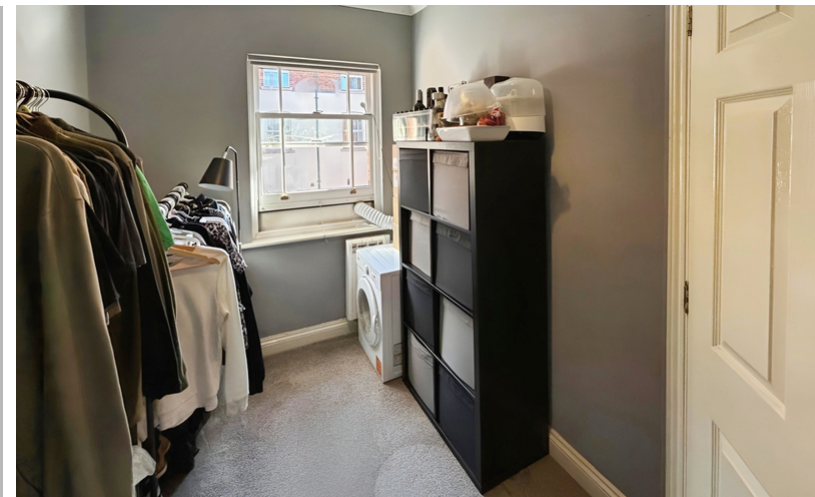
Allocated parking for 1 car

## Agent's Notes

### Lease Details

Lease Length - 125 years from 1 December 2003 (103 years remaining)

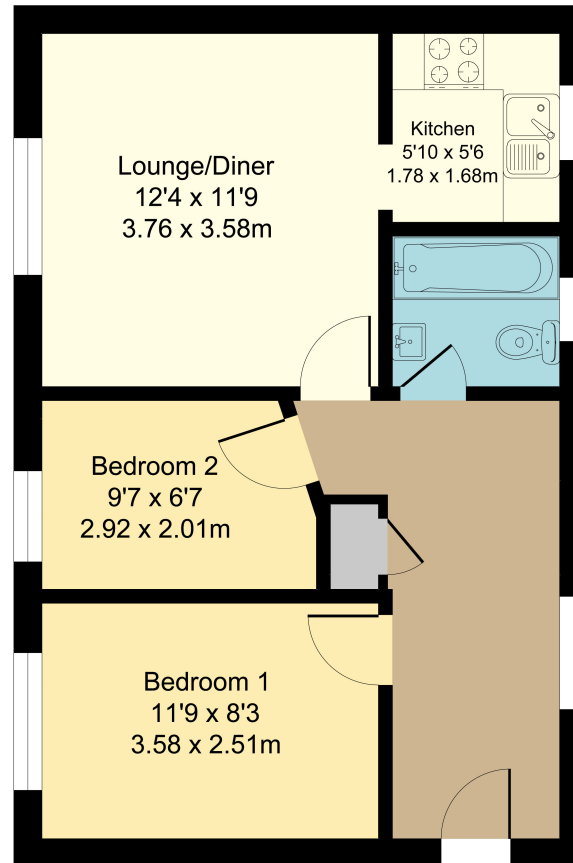
Service Charge & Ground Rent - £1980.00 per annum





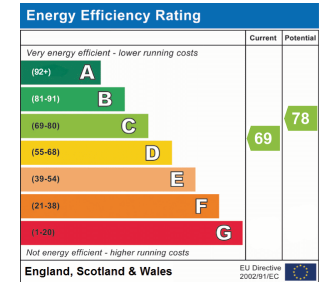
# Croix Court. Royston

## First Floor



Total Area: 47.2 m<sup>2</sup> ... 509 ft<sup>2</sup>

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](http://www.country-properties.co.uk)

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