



Hampshire Road

Royston,

Hertfordshire, SG8 9FU

Leasehold - 65% Shared Ownership £316,750

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properties

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

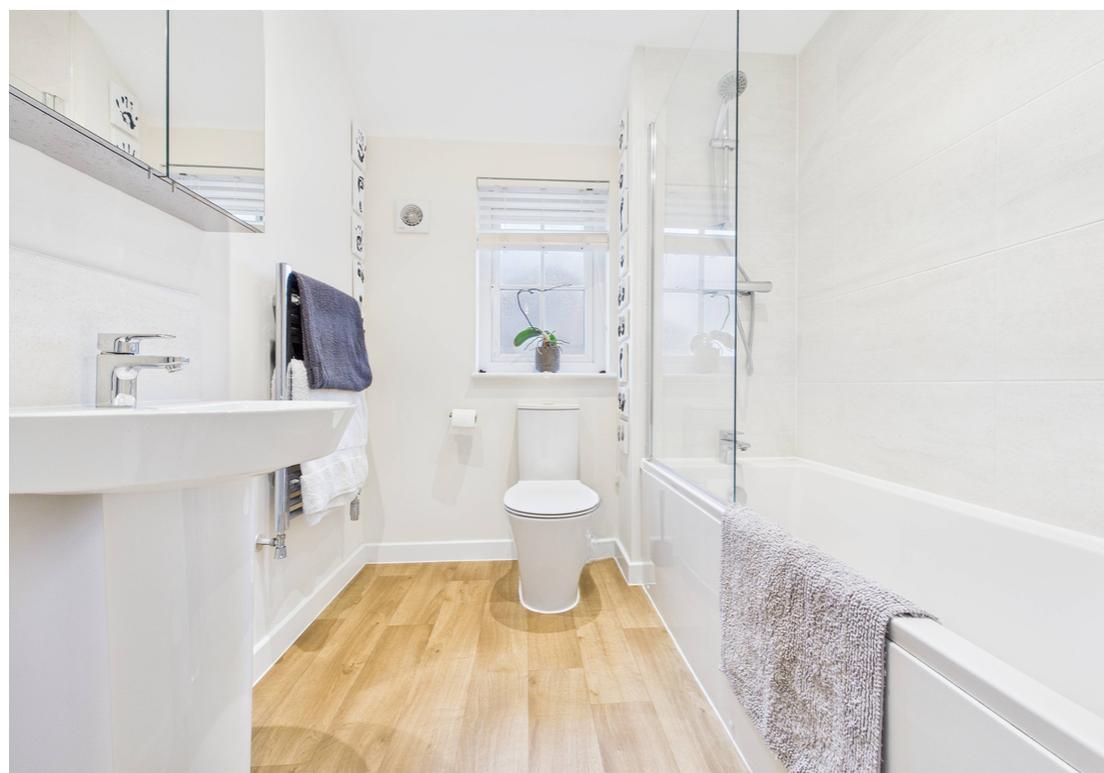
Rent on remaining 35%: £527.85 pcm

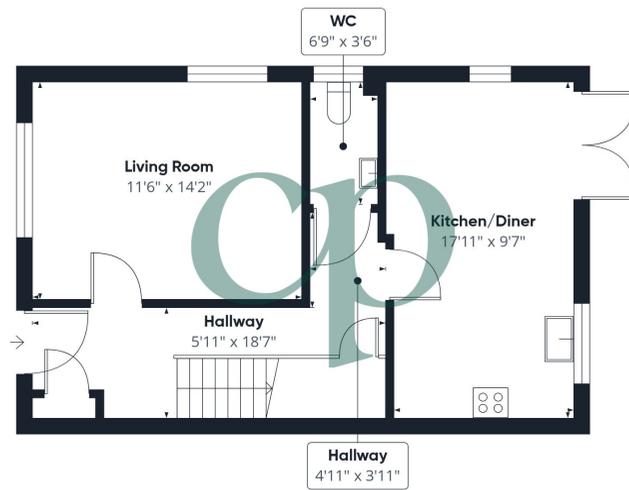
Service Charge - £659.88 pa (Paid at £54.99 pcm)

- 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%









Floor 0



Floor 1

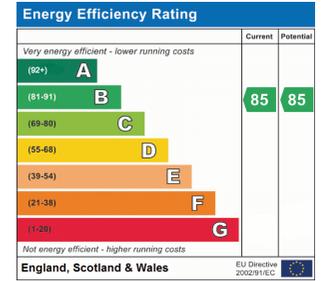


Approximate total area⁽¹⁾
955 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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