



47-49, High Street

Royston,
Hertfordshire, SG8 9AW

Share of Freehold – Offers in Excess of £260,000

country
properties

We are delighted to present this unique and attractive ground floor apartment to the market. This well presented home has a wide range of benefits and is positioned perfectly in a favourable location. The accommodation comprises of entrance porch, additional hallway/study space, lounge, cellar, generous kitchen with ample space for dining and 2 double bedrooms.

- Ground floor apartment
- 2 Double bedrooms
- 850 sqft accommodation
- Cellar
- Town centre location
- No ground rent/service charges!
- Council Tax band B
- EPC rating C

Accommodation

Entrance Porch

doors to:

Kitchen

15' 4" x 13' 5" (4.67m x 4.09m)

Range of wall mounted and base level units with work surface over and inset sink with double drainer, electric oven, gas hob with extractor over, cupboard housing boiler and fuse board, partially tiled walls, tiled flooring, radiator, double glazed window to the rear aspect, skylight, door to rear.

Lounge

14' 7" x 9' 2" (4.44m x 2.79m)

Double glazed window to the front aspect, radiator, exposed wooden flooring, access to cellar.

Bathroom

Tiled flooring, WC, wash hand basin with pedestal, extractor fan, bath, tiled shower cubicle, heated towel rail, partially tiled walls.

Inner Hallway/Study

10' 5" x 8' 1" (3.18m x 2.46m)

Radiator, skylight, tiled flooring.

Bedroom One

14' 6" x 10' 0" (4.42m x 3.05m)

Double glazed window to the front aspect, fitted wardrobe.

Bedroom Two

12' 11" x 10' 3" (3.94m x 3.12m)

Double glazed window to the front aspect.



Agent's Notes

Lease Details

Lease Length - 125 years from 2015 (115 years remaining)

Service Charges - N/A

Ground Rent - N/A





| Energy Efficiency Rating | | |
|---|----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 79 |
| (55-68) | D | 69 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | | EU Directive 2002/91/EC |

TOTAL APPROX. FLOOR AREA 865 SQ.FT. (80.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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