



Flat 4, Jepps Courtyard, Royston

Royston

Guide Price £185,000





Flat 4

Jepps Courtyard, Royston

A well-presented and modernised 2-bedroom ground-floor flat in Royston, with an open-plan kitchen/dining/living room, a bathroom, a courtyard garden and an allocated parking space.

Council Tax band: B

Tenure: Leasehold

- Courtyard Patio Area
- Open Plan Lounge/Diner & Kitchen
- Ground Floor Flat
- Town Centre Location
- One Double and One Single Bedroom
- Allocated Parking Space
- Double Glazed
- Modernised throughout
- Gated Development
- Viewing Essential

Flat 4

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Property Insight

A well-presented and modernised 2-bedroom ground-floor flat in the highly sought-after town centre of Royston. This property is within walking distance of amenities and the town centre, with an open-plan kitchen/living room, a double and a single bedrooms, a family bathroom, a courtyard patio area, a secure gated entrance, and an allocated parking space.

Upon stepping inside, the entrance hallway is bright, welcoming and beautifully decorated, alluding to the standard seen throughout. There is plush carpeting, spot lighting, integrated storage cupboards, room for furniture, and doors through to the entire living space.

The kitchen/lounge is open-plan, benefiting from a window and double French doors to the garden, carpet and wood flooring, spot and pendant lighting, and ample room for lounge and storage furniture. The kitchen area enjoys a range of base and wall units, laminate worktops, a breakfast bar, tiled splashbacks, an integrated oven, hob, washing machine and extractor hood, and space for a fridge/freezer and other small kitchen appliances.

Through to the sleeping quarters, this well-presented flat offers a double and single bedroom and a family bathroom, comprising a bath with an overhead shower, a WC and a hand wash basin.

Outside, to the rear, the courtyard patio area is enclosed by fencing and brick walls and offering a lovely spot to relax after a busy day. It is laid to paved patio, providing space for garden furniture and enjoying meals, and there is plenty of scope for new owners to put their own touches on things.

Contact the team today to arrange your private viewing appointment.





Location – Royston

Royston is a traditional English town, located within Hertfordshire and on the border of Cambridgeshire, just 14 miles from the city of Cambridge. Royston has a wealth of rich heritage, grown from the crossing of two ancient thoroughfares—Roman and prehistoric—and has attracted many great names, including many Royal family members.

The town enjoys numerous green open spaces, including the renowned Therfield Heath nature reserve, and lies on the northern slopes of the Hertfordshire Chalk Downs. Royston even has its own cave, revealed back in the 18th Century, carved out of chalk and located under the crossroads in the centre of town.

On the outskirts of the town, there is a larger group of supermarkets, and within the town centre, there is a wide variety of cafes, restaurants, bars and public houses, offering a diverse mix of food and drink, as well as a market and a high street full of bustling shops, including post offices, convenience stores, hairdressers, and clothing boutiques. Residents have access to a range of doctor's surgeries, dentists, schools, and a leisure centre, providing a fully stocked gym and fitness classes. Whether you are young or old, single, a couple or a family, Royston has all the facilities you may need, and there are even lots of clubs and activities to join, such as tennis, rugby, hockey and golf.

As well as people moving up and down the property ladder locally, Royston is a very affluent area and is becoming more and more popular with the commuter market. There is great security in that house prices have held well through turbulent markets and thrived above the national average in more settled general economic and market conditions.

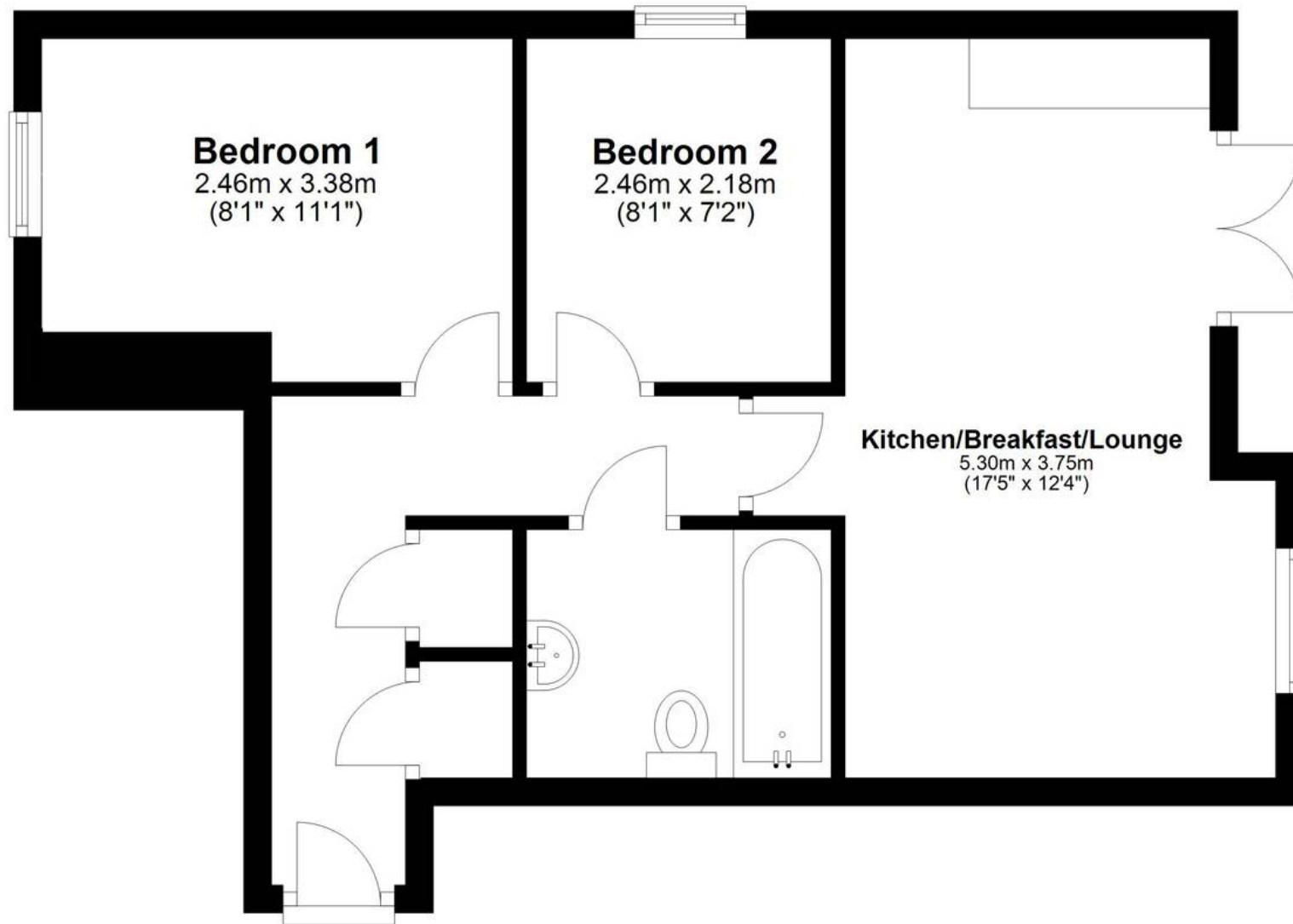
The town is located on the A10, with the A1M and M11 each within a 15-minute drive. There is a mainline train station with a regular service direct to London Kings Cross as quick as 38 minutes.

- Courtyard Patio Area
- Open Plan Lounge/Diner & Kitchen
- Ground Floor Flat



Ground Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 41.3 sq. metres (444.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.



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