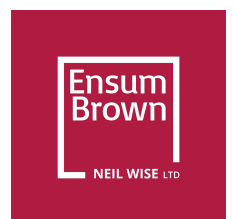




75 Goodes Court, Royston

Royston

Guide Price £250,000





75 Goodes Court

Royston, Royston

Ensum Brown offer for sale this 2-bedroom top-floor flat in Royston, with views over the Heath, open-plan living, a balcony, a bathroom and ensuite, and underground parking.

- Chain Free
- Two Bedrooms
- Top Floor Apartment
- Bathroom
- Ensuite To Bedroom One
- Walking Distance To The Town Centre & Train Station
- Allocated Parking
- Views Over The Heath
- Open Plan Kitchen/Living Room
- New Kitchen

75 Goodes Court

Royston, Royston

Property Insight

Ensum Brown are delighted to offer for sale this 2-bedroom top-floor flat in the popular town of Royston. This completely refitted home is part of a sought-after development and would make an ideal first purchase or investment, boasting lovely views over the Heath, open-plan living with a balcony, 2 well-proportioned bedrooms, a bathroom and en-suite to the primary, and underground parking.

Once inside, the entrance hallway is bright, welcoming and beautifully decorated, alluding to the high standard seen throughout. It enjoys thick carpets, pendant lighting, integrated storage cupboards and doors through to the entire living accommodation.

The open plan living area is very generous and versatile, with windows and double French doors out onto a lovely balcony space, thick carpets, pendant lighting, and ample room for a variety of lounge, dining and storage furniture. In the kitchen area, there is a range of modern wall and base units, laminate worktops, wood flooring, an integrated oven, hob and extractor hood, and space for a fridge/freezer, washing machine, and other small kitchen appliances.

Through to the sleeping quarters, this stunning home continues to offer incredibly generous accommodation, with 2 well-proportioned bedrooms, integrated storage and a bathroom comprising a bath, a WC and a hand wash basin. The primary bedroom is particularly spacious and enjoys its own en-suite, with a shower, WC and sink.

Call the team today to arrange your private viewing!



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.

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. If you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away.

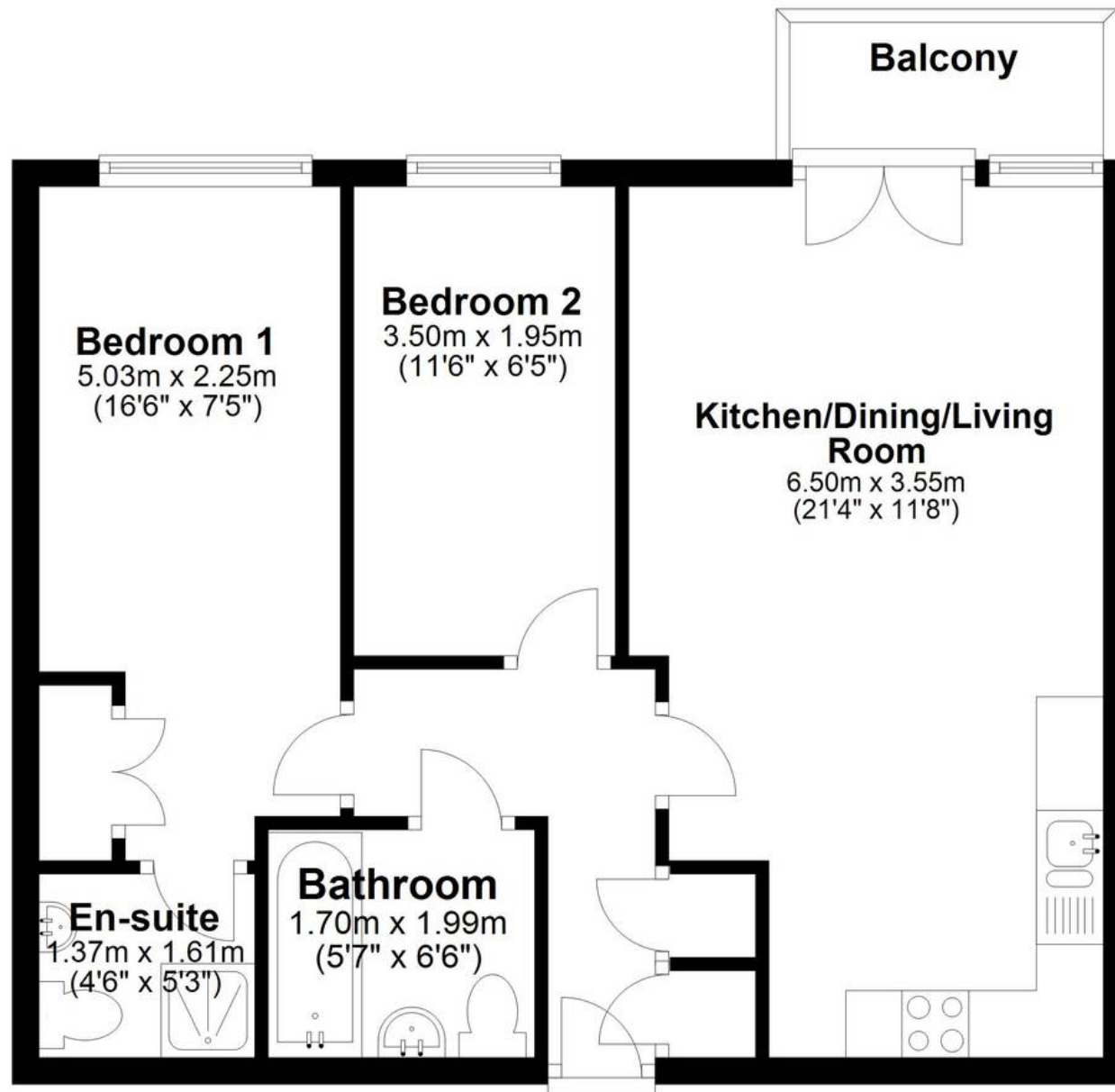
If you aren't familiar with Royston and its beautiful surrounding countryside, we recommend paying it a visit today!





Second Floor

Approx. 54.1 sq. metres (582.2 sq. feet)



Total area: approx. 54.1 sq. metres (582.2 sq. feet)



Ensum Brown

Ensum Brown Estate Agents, 42 High Street, Royston – SG8 9AG

01763 750000

royston@ensumbrown.com

<http://ensumbrown.com>

