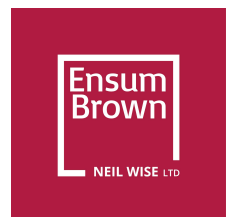




Apt 2, Roysia House John Street, Royston

Royston

Offers in Region of **£185,000**





Apartment 2

Roysia House John Street, Royston

A well-presented 1-bedroom first-floor apartment in Royston, with a long lease remaining, an open-plan kitchen/dining/living room, a generous double bedroom and a bathroom.

- Well Presented 1 Bedroom Apartment
- Open Plan Living
- 1 Double Bedroom
- Excellent Town Centre Location
- Long Lease Remaining
- Great First Time Buyer Opportunity
- Royston Railway Station a 10 Minute Walk Away
- Dual Aspect Living, Dining Kitchen Boasting Fantastic Natural Light
- First Floor Property
- Separate Cycle Storage

Service Charge: £1500 per annum

Ground Rent: £100 per annum

Lease Length: Approx 145 years remaining

Apartment 2

Roysia House John Street, Royston

Property Insight

A well-presented 1-bedroom first-floor apartment in a fantastic town centre location in Royston. This modern property would make an ideal first purchase or investment and is only a 10-minute walk from the train station, with a long lease remaining, an open-plan kitchen/dining/living room, a generous double bedroom and a bathroom. Ready to move in now!

This modern first-floor apartment belongs to a pleasant and well-maintained development, located ideally for Royston's excellent town centre amenities while still being in walking distance of the station and its direct links to both London Kings Cross and Cambridge. Upon stepping inside, the high standard of this property is immediately evident. The entrance hallway is bright and welcoming, with attractive neutral decor, Karndean flooring, inset lighting, room for furniture, integrated storage, and doors through to the entire living space.

The kitchen/dining/living room is wonderfully open-plan, benefiting from multiple large windows and 2 sets of double French doors with Juliette balconies, making it a very bright space. It enjoys karndean flooring, inset lighting, pleasant decor, and ample space for a variety of lounge, dining and storage furniture.

In the kitchen area, there is a range of modern base and wall units, quartz worktops, karndean flooring, inset and under-cabinet lighting, an integrated oven, hob, extractor fan, dishwasher and fridge/freezer, and space for smaller kitchen appliances.

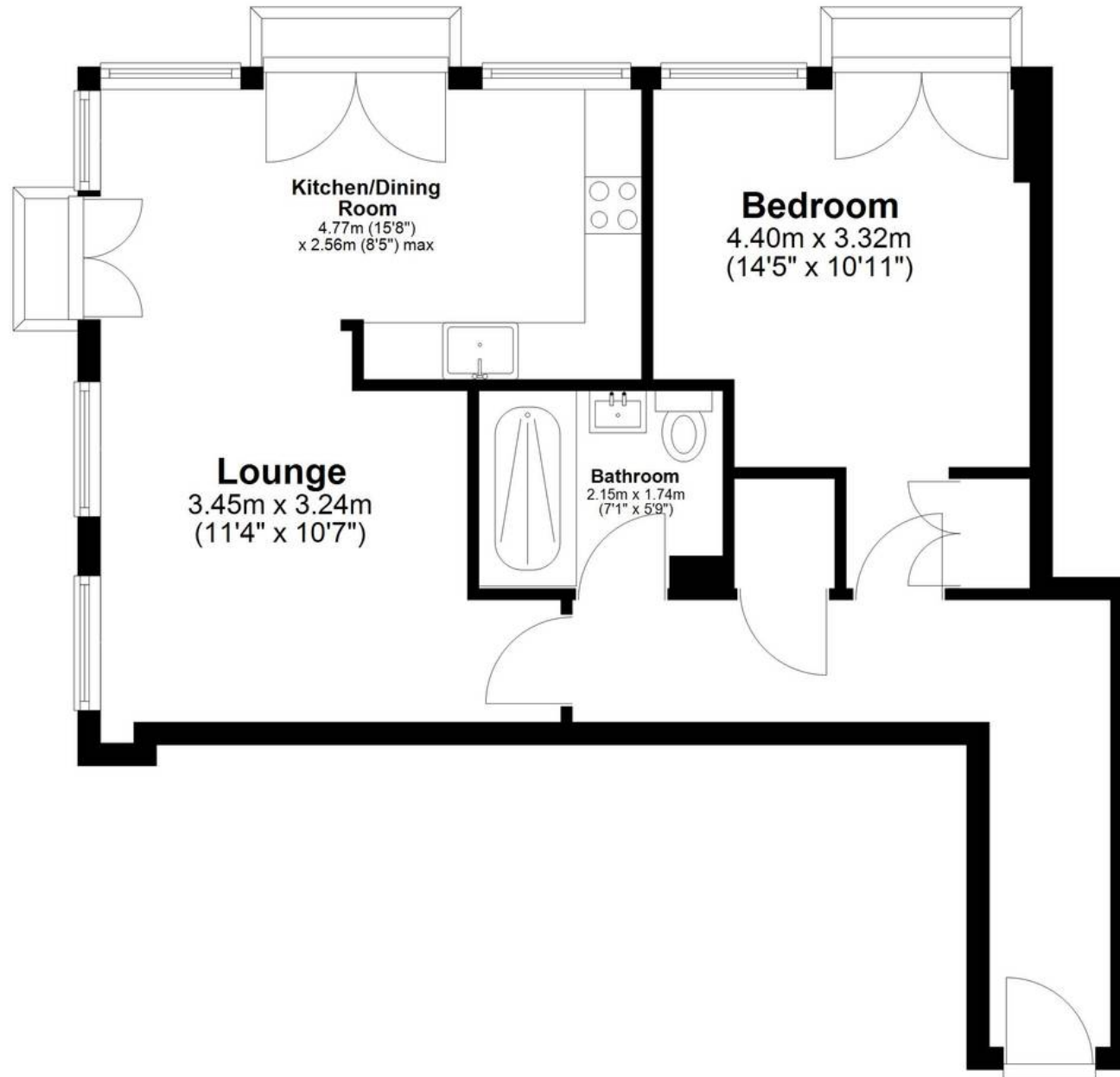
Through to the sleeping quarters, this modern home continues to offer impressive accommodation, with 1 generous double bedroom with integrated storage and double French doors which lead out onto a Juliette balcony. The bathroom is beautifully designed, comprising a shower, a WC, a hand wash basin and a heated towel rail.





First Floor

Approx. 49.2 sq. metres (529.3 sq. feet)



Total area: approx. 49.2 sq. metres (529.3 sq. feet)



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