



Flat 11, Rivermill Court Kneesworth Street, Royston

Royston

Guide Price £290,000





Flat 11

Rivermill Court Kneesworth Street,
Royston

Spacious three-bed first-floor apartment over 1,000 sq ft, walk to Royston station and town centre, with allocated parking and a four-piece bathroom suite.

- 3 Well-Proportioned Bedrooms
- A Stones Throw Away From Royston Train Station
- Open Plan Living Accommodation
- Ideal First Purchase Or Investment
- Allocated Parking & Visitors Parking
- Extremely Spacious First Floor Flat
- Over 1,000 Sq Ft Of Accommodation
- First Floor Apartment
- Peppercorn Ground Rent
- Long Lease - 960 Years Remaining

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Property Insight

Tucked into Rivermill Court, a characterful converted mill building set around a quiet block-paved courtyard, this first-floor apartment sits within easy walking distance of both Royston town centre and the mainline station. What sets it apart is the space — a shade over 1,000 sq ft, a footprint more commonly found in a house than a flat, all arranged over a single level. Three double bedrooms, a generous open-plan living room and a separate kitchen give the accommodation genuine flexibility, whether for a growing family, professionals sharing, or a buyer trading a house for something more manageable. Presented in move-in order throughout and offered with a long lease of 960 years remaining, it is a rare proposition at this level.

A part-glazed front door opens into a welcoming entrance hall, laid with wood affect flooring that runs throughout the main living spaces. From here the accommodation flows into a bright, open-plan lounge and dining room, generously proportioned with a window to the front and easy room for full-size seating, a dining table and a play corner for younger members of the household. A wide opening links the living space to the kitchen, which is fitted with timber shaker-style units, dark stone-effect worktops and an integrated Neff oven, alongside an electric hob, chimney-style extractor and space for freestanding appliances. Together they form a sociable, connected heart to the home that lives noticeably larger than most apartments of its type.

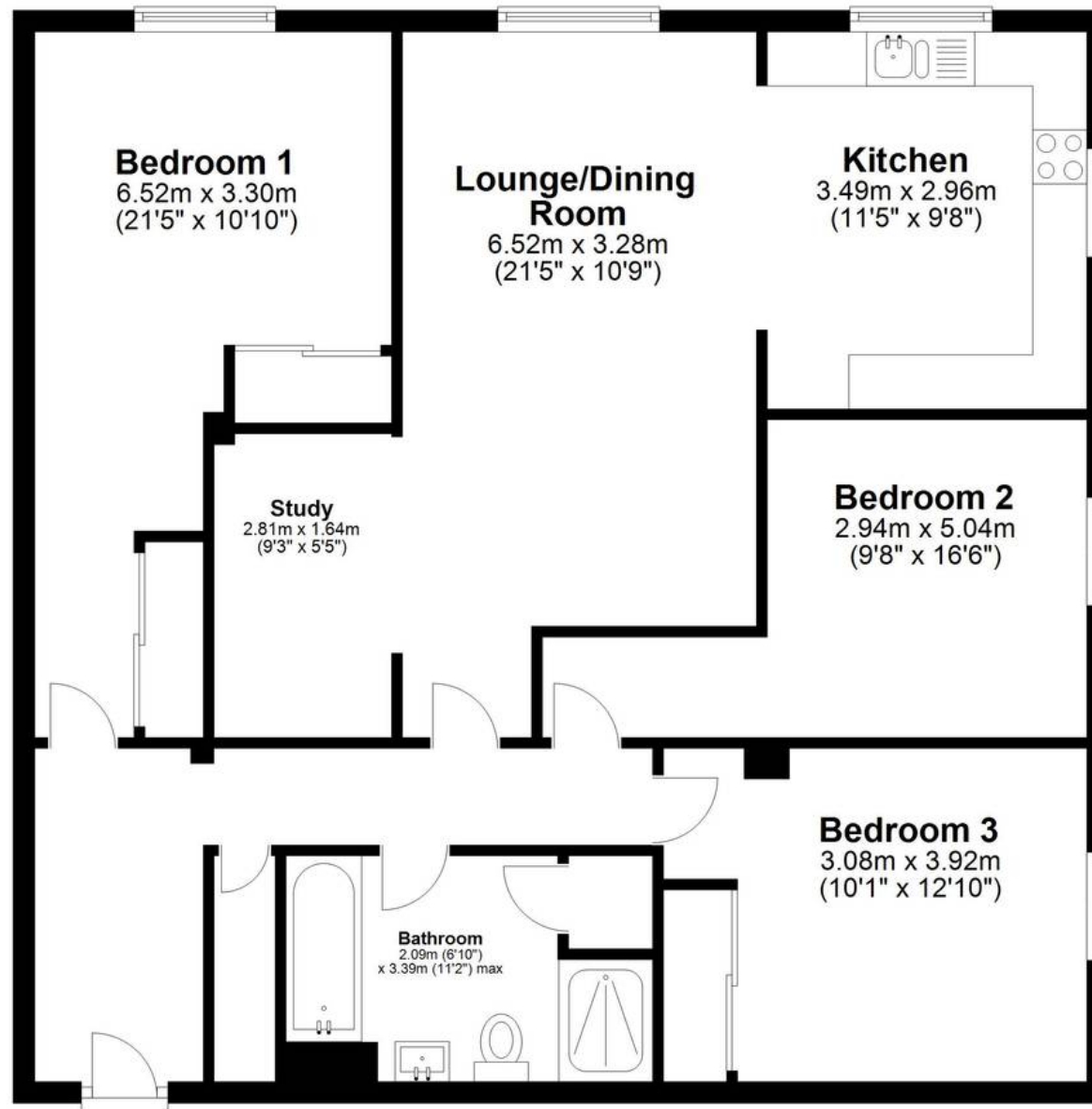
Off the hall lie three well-proportioned bedrooms, the principal a particularly spacious double with fitted wardrobes and a dressing area, along with a further separate play room — a genuinely useful extra for family buyers or anyone needing a home-office nook. Serving the bedrooms is a smart four-piece bathroom, fully tiled and fitted with a bath, separate shower enclosure, WC and pedestal basin. Outside, the property comes with allocated parking & communal bike storage within the courtyard, and residents share a neat lawned area to the rear. A rare combination of scale and position in the heart of Royston, and one that rewards an early viewing.





First Floor

Approx. 94.5 sq. metres (1016.7 sq. feet)



Total area: approx. 94.5 sq. metres (1016.7 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.



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