



TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.3 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  
Made with Metropix ©2021



- Well Presented Top Floor Apartment
- Two Nice Size Bedrooms
- Allocated Parking
- Close proximity to Royston Train station
- Gas Fired Central Heating System
- No Onward Chain

## BRAEBURN WALK, ROYSTON

2 1 1 EPC

A well presented second floor apartment set in a great location close to Royston train station. The property offers two generous bedrooms, a bright and airy lounge kitchen space and is offered for sale with no onward chain.

GUIDE PRICE  
**£250,000**

WellingtonWise Estate Agents Royston  
**01763 294448**

11 Baldock Street, Royston, Hertfordshire, SG8 5AY

A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

facebook.com/wellingtonwise  
@wellingtonwise

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	7.5	7.5
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



# BRAEBURN WALK, ROYSTON

GUIDE PRICE  
**£250,000**

A well presented second floor apartment set in a great location close to Royston train station. The property offers two generous bedrooms, a bright and airy lounge kitchen space and is offered for sale with no onward chain.

**INTRODUCTION** Wellington Wise are delighted to offer for sale this spacious two bedroom modern second floor apartment close to Royston Train station. The well presented property features a generous living room that opens to the kitchen and there is a good size bathroom. Outside is communal garden space, bike storage and allocated parking space.

**STEP INSIDE** The property is accessed via a security entry phone system to the communal entrance hall. The apartment is situated on the second floor and the front door opens to the reception hall. There is a coats storage cupboard and a cupboard housing the gas boiler for the central heating system. The lounge offers a full height double glazed French door to front with Juliette Balcony and opens to the kitchen. With a double glazed window to the rear, both rooms enjoy lots of natural light. The kitchen comprises a range of fitted wall and base units with contrasting work surfaces over. Inset drainer ink unit. Integrated 4 ring gas hob with electric oven and extractor hood over.

The master bedroom has a double glazed window to front and a radiator and the second bedroom is also a generous sized guest bedroom with a double glazed window to front. Formally has been used as a home office. The bathroom also has a double glazed window to the rear and comprises a three piece suite. There is a panel enclosed bath with shower over and screen, low level WC and wash hand basin inset into a vanity unit. Partly tiled walls.

Overall the property has approximately 659 sq ft.

**STEP OUTSIDE** There are some communal gardens outside, a covered bike store and an allocated parking space.

**LOCATION** .Braeburn Walk is a quiet cul de sac location, set within a few moment's walk of Royston Train station.

Royston mainline train station to London Kings Cross in 40 minutes is only 5 minutes walk away. The town centre of Royston offers banks, a library as well as a mixture of high street shops, on the outskirts of town is a Tesco Superstore, an Aldi and M & S Food Hall.

Royston has a selection of nurseries and schools.

There are good road connections with the A1/M at Baldock 8 Miles to the West and the M11 9 miles to the east (approx). Luton and Stansted

Airports are both within 40 minutes drive.

**AGENTS NOTES** The property is leasehold with a 125 year lease starting in 2004.

The ground rent in £200 P/A and the management charges are £1125 PA

**ELIGIBILITY REQUIREMENT** This flat is part of a housing scheme and therefore can only be sold to a purchaser fulfilling the following criteria number 1 and one from section number 2:

1) They are presently a resident of Royston or the district of North Hertfordshire.

2) They are (one of the below)

- A first time buyer
- A retired person
- A disabled person
- Presently living in sub-standard accommodation
- Presently do not have separate accommodation
- In full time permanent employment in the qualifying area and have been employed for a minimum of 1 year
- Eligible to be registered on the Council's Housing waiting list

