



MINSTER ROAD, ROYSTON

A spacious first floor apartment that features two double bedrooms, generous lounge, separate dining room and a kitchen. The property is well presented throughout and is offered for sale with no onward chain. Minster Road is set toward the edge of town and is within walking distance of Royston train station.

 2  1  2 **EPC**

GUIDE PRICE
£210,000

- First floor apartment
- 780 Sq Ft of space!
- Two Double Bedrooms
- Offered for sale with no chain
- Two reception rooms
- Ample storage cupboards
- Double glazing
- Gas fired heating system
- Walking distance of the train station



INTRODUCTION Wellington Wise are delighted to offer for sale this well presented first floor apartment. Offering spacious light and airy accommodation, including two double bedrooms and two reception rooms.

STEP INSIDE Security entry system to the communal hall way. Front door opens to a welcoming reception and features two large storage cupboards. The living room has a double glazed window to the front and a door through to a separate dining room. The diner has a built in cupboard with a wall mounted gas boiler for the central heating system. Kitchen has a double glazed window to rear and comprises a range of wall and base units with work surface over. Inset drainer sink unit. Integrated Fridge freezer. Three built in cupboards. The master bedroom has a double glazed window to the front and the second bedroom is also a double bedroom. Family bathroom has a two piece suite comprising a panel enclosed bath with shower over and a wash basin inset into a vanity unit. Cloakroom with low level WC.

STEP OUTSIDE There are communal gardens with clothes drying area.

LOCATION The property is in an edge of town location yet within a 10 minute walk of Royston train station and close to town centre and edge of town stores.

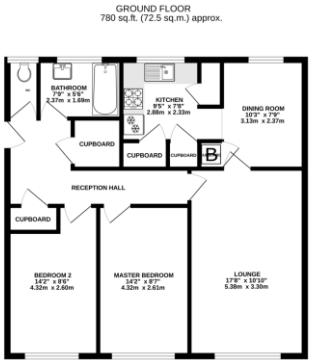
Royston mainline train station to Kings Cross in 35 minutes is only 10-minute walk away. The town of Royston offers banks, a library as well as a mixture of high street shops, a Tesco Superstore, Aldi and M&S Food Hall.

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-minute drive.

AGENTS NOTE Leasehold property with 91 years remaining on the lease.

Management fee £842 per annum

Ground rent £10 Per annum



TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.

WellingtonWise Estate Agents Royston

01763 294448

11 Baldock Street, Royston, Hertfordshire, SG8 5AY

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



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