



## SHAKESPEARE, ROYSTON

GREAT INVESTMENT OPORTUNITY! A really spacious two bedroom second floor apartment, offered chain free and situated within this popular residential location on the north side of Royston.

The property has been previously long term let so is a great option for a buy to let. CONTACT US FOR VIEWING.

 2  1  1 EPC

GUIDE PRICE  
**£190,000**

- Buy to Let or First time Purchase
- Chain Free
- Close to Local Shops and Schools
- 10 Minute Walk to Station
- Two Good Sized Bedrooms
- Additional Room/Bedroom Three
- Security Intercom System to Enter
- Gas Central Heating
- View Now!

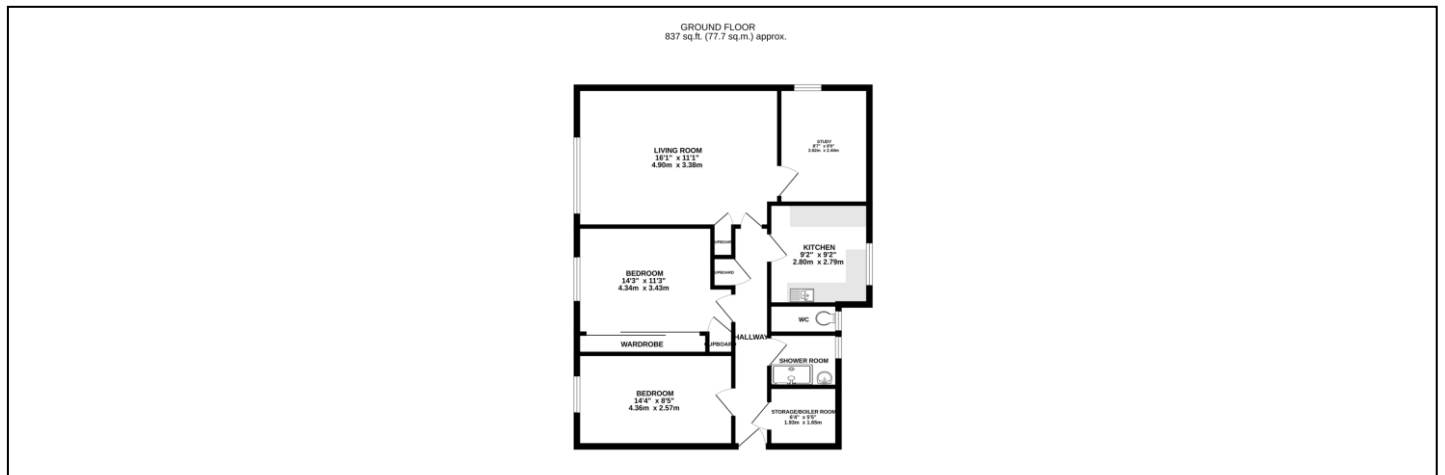


**STEP INSIDE** The block of apartments is entered via a communal entrance which has an intercom fob facility. There are two sets of stairs leading to the second floor where the apartment is situated. Through the front door of the apartment, takes you into a long Entrance Hall, from which all rooms are accessed. There are two double bedrooms, one with built in wardrobes and sliding doors. The Kitchen has a range of eye and base level units and there is a cooker and washing machine that could be left with the property if required. The Living Room is a really good sized space, and the current owners have created a partition wall at one end which creates a separate room, which could be used as a Study or additional bedroom.

**STEP OUTSIDE** On the outside of the apartment block there are communal lawned areas. There is ample parking in the area that works on a first come first served basis.

**LEASE DETAILS** There are 91 years remaining on the lease. The service charge is approx. £800 per annum, and there is a nominal ground rent. The property was built around 1968.

**LOCATION** Shakespeare is situated on the northern edge of Royston, just off Burns Road and is only a 10 minute walk from the town centre and station. There are a range of local shops and schools in the area.



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



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