



## FISH HILL, ROYSTON

A well presented spacious top floor retirement apartment, situated in the town centre of Royston, close to surgery, library and nearby shops and post office and also adjacent to Priory Gardens. Offered for sale with no onward chain.

 1  1  1 **EPC**

OFFERS IN REGION OF  
**£170,000**

- Second floor retirement apartment
- Set in the heart of the town centre
- One double bedroom
- Lounge
- Kitchen
- Communal Gardens
- Close Priory Gardens
- Convenient for shops and post office
- No Chain!



## INTRODUCTION

Kennedy Court is a regarded town centre age exclusive development. There is a lift and stairs to all floors. Guest accommodation available. Communal lounge area and laundry room. 24 hour pull cord monitoring service and a part time site manager.

Main resident minimum 60 years of age, partner to be minimum 55 years.

Laundry room on site with free use (for residents) of Miele washing machines and tumble dryers.

## STEP INSIDE

Front door opens to a welcoming reception hall. Airing cupboard housing hot water tank. Door opening to the lounge. Double glazed window to the front. TV and telephone connections. 24 hr emergency pull cord. Double doors (glazed) leading to kitchen. Double glazed window to the side. Range of fitted wall and base units with work surfaces over. Inset stainless steel sink and drainer unit. Built in electric oven and four ring electric hob with extractor hood over. Part tiled walls. Main bedroom is a generous double sized bedroom with fitted double wardrobe. Double glazed window. Bathroom has a three piece suite comprising a walk in double size shower cubicle, low level WC and wash hand basin inset into a vanity unit. Towel rail.

## STEP OUTSIDE

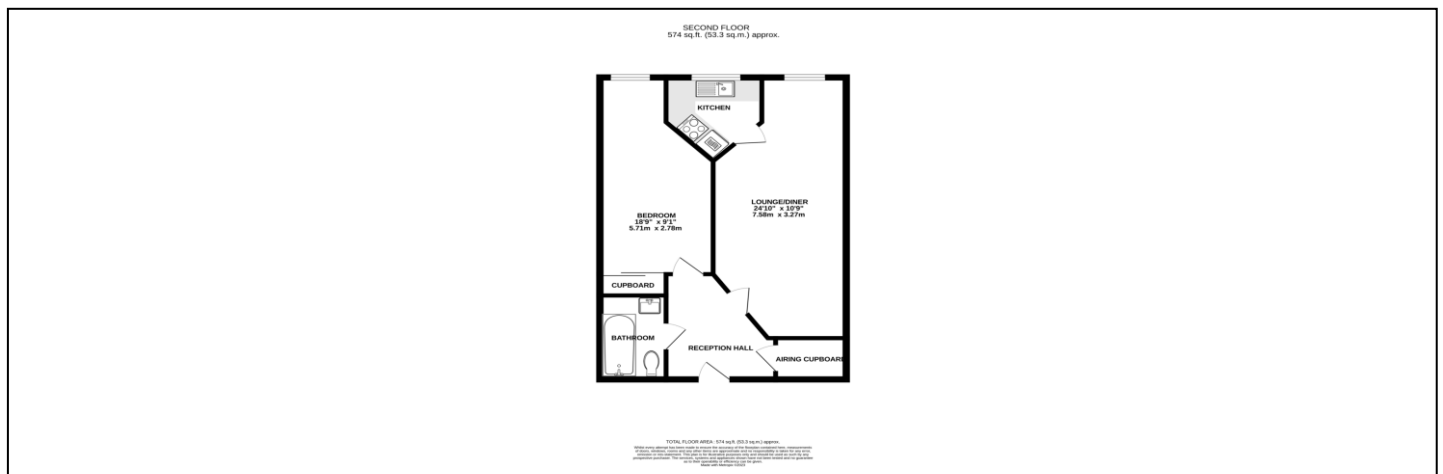
Kennedy Court has a range of facilities on site. There is residents lounge with a communal kitchen area and guest WC. The Laundry is on the ground floor with a range of Miele high quality washing and drying appliances. A Guest suite is available by arrangement. Outside is a communal; garden and parking area. Spaces are available on a waiting list basis. There is also a number of scooter charging points.

## LOCATION

Kennedy Court is set on Fish Hill and is in the heart of Royston town centre.

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 large Tesco Superstore, an Aldi and M & S Food Hall. There is a leisure centre with a swimming pool and gym plus further sports activities all around The Heath Sports Club which is situated across the road on the heath.

There are good road connections with the A1/M at Baldock 9 Miles to the West and the M11 is 8 miles to the North East (approx). Luton and Stansted Airports are both within 40 minutes drive.



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