



GRESLEY LODGE, ROYSTON

COMMUTER/INVESTMENT OPPORTUNITY! A well presented one bedroom first floor apartment, situated in a great spot adjacent to Royston railway station. The property has benefitted from an updated and quality fitted Kitchen, and the layout offers modern open plan living. Offered CHAIN FREE!

 1  1  1 EPC

£180,000

- Modern First Floor Apartment
- Perfect For Station and Town Centre
- Kitchen with Integrated Appliances
- Modern Shower Room
- Double Bedroom/Wardrobe Built in
- Allocated Parking Space
- Wooden Flooring Throughout
- Adjacent To Railway Station
- Good Rental Opportunity!



STEP INSIDE The development is entered via a fob controlled security intercom communal entrance. The staircase leads to the First Floor level where the apartment is situated.

The entrance door leads into the Hallway, which provides access into all the accommodation. The main living area is a light and airy open plan space, which incorporates a large Living/Dining Area and at one end, a Kitchen which is fitted with a range of quality units at eye and base levels with working surfaces and a small breakfast bar at one end. There is an enamel sink unit, integrated electric oven and ceramic hob with extractor hood over and integrated dishwasher.

The Bedroom is a good sized double room, with double built in wardrobe.

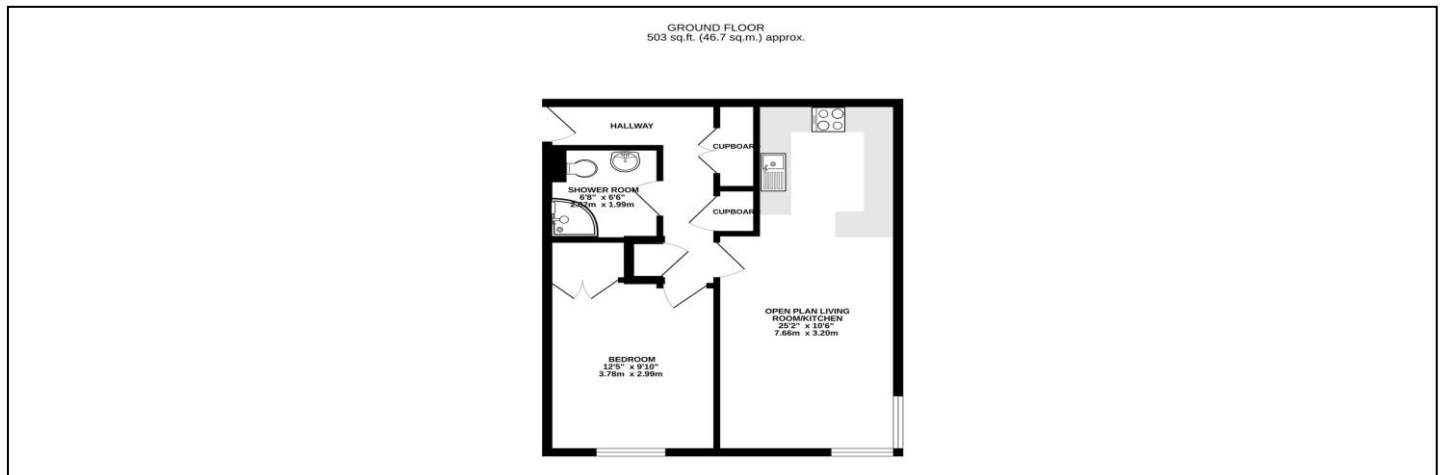
The Shower Room comprises of a wash hand basin, WC and corner shower cubicle.

The Hallway offers built in storage, and there is a cupboard housing a washing machine.

The ground rent is £80 per annum
Council Tax band B

LOCATION AND PARKING The development is conveniently situated just off the Old North Road adjacent to Royston mainline railway station. There is covered parking for the residents and there is an allocated parking space, as well as visitor parking (first come first served). The location is literally a few minutes walk to the town centre.

LEASE AND SERVICE CHARGE DETAILS There are 89 years remaining on the current lease. (Approximate cost to extend £3000-£4000). The service charge is approximately £1000 every 6 months.



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

