



Guide price £130,000

OAKLEY COURT, MILL ROAD, ROYSTON, HERTFORDSHIRE SG8 7BQ



Situated within easy walk of Royston train station this extremely well presented first floor studio apartment is ideal for any first time buyer. Available with no onward chain early viewing is highly recommended.

\* Studio Apartment \* First Floor \* No onward Chain \* Lounge/Bedroom \* Kitchen \* Shower Room \* uPVC Double Glazing \*  
\*Electric Heating \* Allocated Parking Space \* Communal Gardens \*

Entrance door to:

**RECEPTION HALL:**

Tiled flooring. Airing cupboard housing hot water tank.

**LOUNGE/BEDROOM:**

18' 10" x 10' 8" (5.75m x 3.24m). uPVC double glazed window to side. "Creda" panel heater. Television and telephone points. Opening to:

**KITCHEN:**

9' 10" x 5' 11" (3m x 1.81m). uPVC double glazed window to rear. Range of fitted wall and base units with work surfaces over. 1½ bowl drainer sink unit with mixer tap. Space for cooker with splash back and extractor hood over. Space and plumbing for a washing machine. Space for fridge/freezer. Tiled flooring.

**SHOWER ROOM:**

Walk in shower cubicle with electric "Triton" shower. Pedestal wash hand basin with mixer tap. Electric shaver point. Low level w.c. Heated towel rail radiator. Tiled splashbacks. Tiled flooring. Extractor fan.

**OUTSIDE:**

To the rear are a communal garden and an allocated parking space.

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E: sales@marshallsproperties.co.uk  
www.marshallsproperties.co.uk





Royston  
Cambridge

0.2 miles  
13.1 miles



St. Mary's  
Meridian

0.3 miles  
0.9 miles



A1M  
M11

10.5 miles  
8.9 miles



Addenbrookes  
Lister  
12.4 miles  
13.5 miles

### **COUNCIL TAX:**

Band A

### **SERVICE CHARGE:**

£59 per month (includes £50 p.a. ground rent).

### **LEASE:**

125 years from 25 Dec 1982 (88.5 year remaining)

### **AGENTS NOTE:**

Our Vendors are willing to negotiate on the fixtures and fittings.

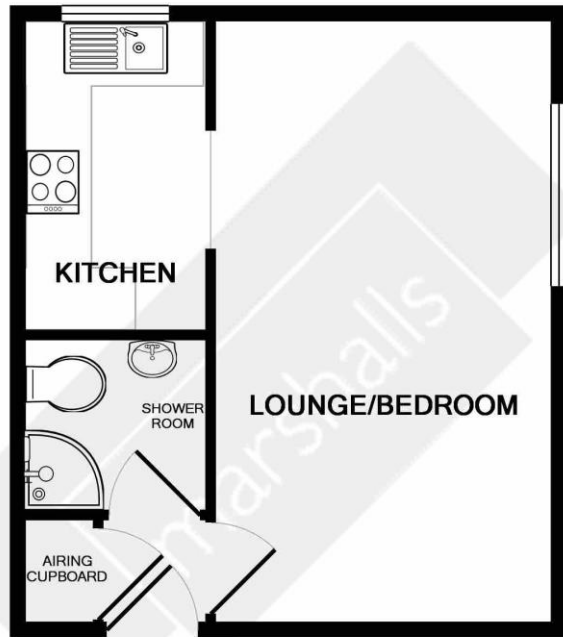
### **VIEWING:**

Strictly by appointment via Marshalls 01763 247788.

### **FINANCIAL ADVICE:**

We have a local independent Mortgage Advisor who is available to discuss your financial requirements. Please telephone 01763 247788 to make an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage.





TOTAL APPROX. FLOOR AREA 313 SQ.FT. (29.0 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
		71	80

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)		68	67
E (39-54)			
F (21-38)			
Not environmentally friendly - higher CO <sub>2</sub> emissions	G (1-20)		

**Notes**

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.

