



HIGH STREET, ROYSTON

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Located in the heart of Royston town centre, this stunning maisonette has been newly renovated to an exceptional standard throughout. Accommodation includes a generous entrance hall, living room with feature vaulted ceiling, kitchen with integrated appliances, double bedroom & en-suite.

GUIDE PRICE
£225,000

- Ideal Town Centre Location
- Renovated To An Exceptional Standard
- 770 Sq Ft Of Accommodation
- Modern & Period Features
- Generous Entrance Hall
- Living Room With Vaulted Ceiling
- Kitchen With Appliances
- Double Bedroom With Storage
- Newly Fitted En-Suite Shower Room

Ware
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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



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PROPERTY INSIGHT

Located in the heart of Royston town centre, this stunning maisonette has been newly renovated to an exceptional standard throughout. Ideally located for local amenities and within just a short walk of the train station, this property represents an ideal first purchase or buy to let opportunity. If you just want to be near all the local amenities, then this is the ideal location for you.

As you enter the property you will see just how exceptional the finish of the property is, it also has a fantastic combination of a modern home but with period character. With your own entrance located on the high street, you enter a generous hallway with solid oak floors, inset ceiling spotlights, storage cupboards with delightful door ironmongery and with a single turn staircase up to your first floor accommodation.

The first floor accommodation feels very light and spacious, mainly due to the vaulted ceilings which feature period beams, but in fact the property is over 770 sq ft in size. There are brand new carpets, inset ceiling spotlights, new décor and is open plan to the newly fitted kitchen. The kitchen has all the integrated "NEFF" appliances you may need, including an integrated oven, four plate hob, dishwasher, fridge/freezer and washing machine. The kitchen area is nicely completed with granite work surfaces with complementary splash backs, solid wood flooring and inset ceiling spotlights. Completing the first floor you have a generous double bedroom again feature vaulted ceiling and with large walk in storage cupboard. Finally, a newly fitted "Le Roy Brooks" en-suite shower room, which like everything has been fitted with no expense spared.

The property is sold with the advantage of no upward chain. A new lease will be granted with just a peppercorn rent and the service charge, to be agreed, will be at a minimal level. Parking is of ease, you have residential streets within a few minutes' walk or multiple car parks where permits can be obtained. We highly recommend an inspection of this property to fully appreciate both the quality of accommodation and finishing of this spacious period yet modern home. Call today to arrange your private viewing time.

LOCATION - ROYSTON

Royston is located within Hertfordshire and on the border of Cambridgeshire and has a mix of rich heritage, green open spaces and town centre streets with a variety of cafes and restaurants offering a diverse mix of food and drink. Within the town you have all the facilities you may wish for, whether you are young or old, single, a couple or family. To mention a few, you have a leisure centre, tennis, rugby, hockey and golf club on Royston Heath, as well as community groups, library, doctors, dentists and a number of excellent schools to choose from within its three tiered system. Surrounding Royston there is beautiful countryside and some delightful villages, such as Thefield, Barley and Barrington, just to name a few.

As well as people moving up and down the property ladder locally, Royston is a very affluent area and is becoming more and more popular with the commuter market. There is great security in that house prices have held well through turbulent markets and thrived above the national average in more settled general economic and market conditions.

Royston boasts excellent transport links for the residence, visitors and business. Located on the A10 and with the A1M and M11 each within a 15 minute drive, a main line train station with a regular service direct to London Kings Cross as quick as 38 minutes and if you want to travel internationally, London Stansted airport is just half an hour's drive. The city of Cambridge is also within very easy reach, either by road or train.

If you aren't familiar with Royston then pay it a visit today, you may decide you never want to leave!

