



- Ground Floor Flat
- Excellent Decorative Order Throughout
- 2 Underground Parking Spaces
- Open Plan Living
- Private Patio Area
- 2 Double Bedrooms
- En-Suite & Family Bathroom
- Ideal First Purchase Or Investment
- Close To Station & Town Centre

GOODES COURT, ROYSTON

🛏️ 2 🚿 2 🛋️ 1 EPC C

An immaculately presented ground floor flat which benefits from a private patio area & 2 underground parking spaces. Features an open plan lounge/dining room & kitchen, 2 double bedrooms, en-suite & bathroom.

GUIDE PRICE
£240,000

Royston
01763 750000

42 High Street, Royston, Hertfordshire, SG8 9AG

facebook.com/ensumbrown
@ensumbrown

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 WE, NEIL WISE LTD 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.



GOODES COURT, ROYSTON

GUIDE PRICE
£240,000

An immaculately presented ground floor flat which benefits from a private patio area & 2 underground parking spaces. Features an open plan lounge/dining room & kitchen, 2 double bedrooms, en-suite & bathroom.

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this immaculately presented ground floor flat which benefits from a private patio area overlooking some of the communal gardens. This flat is superbly located next to Royston Heath, so perfect if you like walking or want to use some of its social and sporting facilities. You are also within a short walking distance of both the town centre and the train station. This flat represents an ideal first purchase or investment opportunity.

Accommodation comprises an entrance hall with telephone entry system and has a built-in storage cupboard and airing cupboard. The main living area is open plan and includes a lounge/dining room and kitchen. If you don't want to use space for a dining table then this is not necessarily required as you have an excellent sized breakfast bar forming the divide between the kitchen and living area. The lounge area has double doors opening to the patio and the kitchen has space for all the appliances that you could desire in the modern home, including an integrated oven and hob with chrome extractor hood over. There is space and plumbing for a washing machine, dishwasher and space for a high level fridge/freezer.

There are two double bedrooms, the main bedroom includes a dressing area with built-in wardrobes and en-suite shower room with a white three-piece suite. The second double bedroom also has built-in wardrobes and is served by a further bathroom, again with a three-piece suite. It should be noted that this property is offered for sale in excellent decorative order throughout and its neutral decor will be ideal for all buyers.

The property further benefits from double glazing, an electric heating system, communal gardens and also a secure underground car park where you have 2 allocated spaces, an excellent benefit. Call Ensum Brown today to arrange your viewing, these flats are never on the market for long.

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 Barley, The Field and Barrington, just to name a few, which are within just a few miles of the town.

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 and London Luton Airport are both just half an hour's drive away. 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!

