



ROYSIA HOUSE, ROYSTON

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Brand new apartment in town centre redevelopment. A range of 8, spacious, one double bedroom apartments completed to a high specification. First & second floor apartments. Kitchen with full range of built in appliances. AVAILABLE TO VIEW NOW.

GUIDE PRICE
£185,000

- Range Of Brand New Apartments
- Town Centre Redevelopment
- Help To Buy Available
- Ideal First Purchase Or Investment
- High Specification Throughout
- Open Plan Living
- Kitchen with Built In Appliances
- Generous Double Bedroom
- Luxury Bathrooms

Royston
01763 750000

42 High Street, Royston, Hertfordshire, SG8 9AG

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@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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	
(55-68)	D		



ROYSIA HOUSE, JOHN STREET,

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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale a range of 8 brand new one bedroom flats that forms part of a town centre redevelopment. These flats are available with the 'Help To Buy' scheme and make an ideal first purchase. These also would make ideal buy to let investments with expected rent income of between £875 - £900 per calendar month, a yield of over 5%. We offer a full management service to all prospective landlords.

There are two styles of flat with 4 available on the first floor and 4 available on the second floor. Please see our apartments schedule for details of all flat sizes and prices.

A communal entrance door with video entry system gives access to all floors with generous communal landing areas, all of which are fully maintained. Each flat is completed to a high specification with hard wood effect flooring through the entrance hall, reception room/kitchen and bedroom areas. Each living area has a Juliet balcony allowing light and air to flood in. The kitchen area is complete with a full range of built in appliances including an oven, hob with extractor hood over, dishwasher, fridge/freezer and washer/dryer.

The double bedroom in each apartment is particularly generous in size with ample space for wardrobes. They are closely located to a luxury fitted shower room with walk in showers with glass screen and rain head shower, low level w.c. and wash hand basin. Beautifully completed with fully tiled contemporary wall and floor tiles.

AGENTS NOTES

Tenure: Leasehold
Lease Length: New 150 Year Lease
Ground Rent: £100 Per Annum
Service Charges: Approx £1037 Per Annum
10 Year Building Warranty Included

HELP TO BUY - For more information go to www.help2obuy.gov.uk

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

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!

