

Ground Floor
Approx. 53.3 sq. metres (573.3 sq. feet)

Bedroom
4.93m (16'2")
x 3.58m (11'9") max

Kitchen/Lounge/Dining Room
8.00m (26'3") max
x 3.35m (11')

Entrance Hall

Total area: approx. 53.3 sq. metres (573.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



- Modern Ground Floor Apartment
- Excellent Decorative Order Throughout
- Open Plan Lounge/Dining Room & Kitchen
- Integrated Kitchen Appliances
- Double Bedroom
- Bathroom
- Allocated Parking
- Ideal First Purchase Or Investment
- Easy Walking Distance To Station

COLERIDGE COURT, ROYSTON

1 1 1 EPC B

Ensum Brown are delighted to offer for sale this modern ground floor apartment, constructed just 4 years ago, that is offered for sale in excellent order throughout. Accommodation includes an open plan lounge/dining room and kitchen, double bedroom and bathroom. Internal viewing advised.

GUIDE PRICE
£200,000

Royston
01763 750000

42 High Street, Royston, Hertfordshire, SG8 9AG

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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 WE, NOR ANY OF OUR 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	83	83
(69-80)	C		
(55-68)	D		



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PROPERTY INSIGHT

Ensum Brown are delighted offer for sale this modern ground floor apartment that was constructed just 4 years ago and still benefits from a 10 year NHBC warranty. Offered for sale in excellent order throughout, this home could represent your ideal first purchase, be ideal if you need ground floor living or perhaps an investment, with a potential rent of £875-£900 per calendar month, an excellent yield of over 5%. The property is nicely located within easy walking distance of the train station and other amenities.

Approaching the property, through the archway you have allocated parking for one vehicle, further visitors' space and you will also see the communal gardens to the rear. Stepping inside the apartment itself, you will immediately see that this home is in excellent decorative order, this is a theme throughout. You could certainly move straight in and not spend a penny if you didn't wish.

The main reception space is light and spacious thanks to the open plan layout of the lounge/dining room and kitchen. The room is nicely completed with wood effect flooring and inset ceiling spotlights. The kitchen area is fitted with a range of wall and base units with work surfaces over with an inset stainless steel bowl sink and drainer unit. There is a full range of integrated appliances including an oven, four plate electric hob with extractor over, dishwasher, fridge/freezer and washing machine.

The double bedroom is a generous room with plenty of floor space for wardrobes. The bathroom is conveniently located next to the bedroom and is fitted with a three-piece suite in white comprising of a 'P' shaped bath with shower over and curved glass screen, low level w.c. and wash hand basin. Again, nicely completed with part tiled walls, wood effect flooring and an inset ceiling spotlights.

Call Ensum Brown today to arrange your private viewing appointment of this superb apartment, you won't leave disappointed.

AGENTS NOTES

Tenure: Leasehold
Lease Length: 121 Years Remaining
Ground Rent: £200 Per Annum
Service Charge: Approx £1278 Per Annum

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.

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!

