



**Kings Walk, Royston, SG8 9BP**

**welcome to**

**Kings Walk, Royston**

Well-presented 2 bedroom terraced home for over 55's located in this sought-after retirement development within walking distance to Royston town centre. Offered with no upward chain and superb communal facilities, viewing is highly recommended.



### **Door To Entrance Hall**

Built in cupboard. Stairs off to first floor landing with fitted stair lift and understair recess space. Radiator. Doors to:

### **Cloakroom**

Low flush WC. Wash hand basin. Fitted cupboard. Extractor fan.

### **Lounge/Diner**

15' 9" x 12' 9" ( 4.80m x 3.89m )

Bright lounge with feature fireplaces with hearth surround and mantle over, double glazed French doors to rear communal garden, double glazed window to rear, radiator, emergency pull cord.

### **Kitchen**

10' 1" x 8' 11" ( 3.07m x 2.72m )

Fitted kitchen comprising built in oven and hob, 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, space for kitchen appliances including fridge/freezer, dishwasher and one other, decorative wall tiling, radiator, double glazed window and door to rear communal garden.

### **First Floor Landing**

Double glazed window. Fitted stair lift. Airing cupboard.

### **Bedroom One**

13' 5" x 12' 10" ( 4.09m x 3.91m )

Spacious principal bedroom with fitted wardrobes with sliding mirrored doors, dual aspect with double glazed windows to front and rear, and radiator, emergency pull cord.

### **Bedroom Two**

10' 2" x 8' 10" ( 3.10m x 2.69m )

Hatch to loft. Radiator. Double glazed window to rear. Emergency pull cord.

### **Shower/Wet Room**

Fully tiled shower area with fitted seat and rail, low flush WC, wash hand basin, wall tiling, extractor fan, double glazed window, radiator, emergency pull cord.

### **Outside**

The property is accessed by a small private lane with small courtyard style garden to front.

### **Communal Areas**

Well-equipped communal facilities including a residents' lounge, washing machines, and a mobility scooter store with electrical charging points.

Lovely shared garden large lawn area, flower beds to borders, and fence surround.

### **Garage**

Single garage located in nearby block.

### **Agents Note**

Lease details:

There are approximately 98 years remaining on the lease.

Annual ground rent: £10.00

Annual service charge: £1200.00



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welcome to

## Kings Walk, Royston

- Well-presented terraced home in sought-after retirement development for over 55's.
- Quiet mews development.
- 2 double bedrooms.
- Ground floor cloakroom and shower/wet room.
- Fitted kitchen and lovely lounge/diner.

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1200.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Please note the marker reflects the postcode not the actual property

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