



Stamford Yard, Kneesworth Street, Royston, SG8 5AN

welcome to

Stamford Yard, Kneesworth Street, Royston

Situated within Royston town centre, an extremely well-proportioned and well-maintained two bedroom apartment with the benefit of ensuite to master, allocated underground car parking, well-kept communal gardens and flexible accommodation.



Entrance Hall

13' 5" x 3' 6" (4.09m x 1.07m)

Solid wood door, attractive wooden flooring, electric radiator.

Kitchen/Lounge/Dining Room

27' 7" x 11' 9" (8.41m x 3.58m)

One and a half bowl stainless steel sink unit with cupboards below, fitted oven and electric hob with extractor over, plumbing for automatic washing machine, part tiled walls, vaulted ceiling, TV point, oak wooden flooring, fitted fridge/freezer.

Bedroom One

10' 1" x 16' 7" (3.07m x 5.05m)

Fitted double wardrobes, carpet, door to ensuite.

En-Suite

6' 3" x 7' (1.91m x 2.13m)

Low flush WC, pedestal wash hand basin, shower cubicle, part tiled walls, electric wall heater.

Bedroom Two

7' x 11' 6" (2.13m x 3.51m)

Vaulted ceiling, electric wall heater.

Bathroom

5' 7" x 6' 7" (1.70m x 2.01m)

Suite comprising low flush WC, pedestal wash hand basin, panel enclosed bath with shower attachment, part tiled walls, electric radiator.

Outside

The property is approached by gated access with underground car-parking adjacent to the property.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Stamford Yard, Kneesworth Street, Royston

- Spacious two-bedroom apartment.
- Private gated development.
- Allocated underground car parking.
- Communal gardens.
- Spacious and well-proportioned accommodation.

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1200.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110534 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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