



Silence Court, Upper King Street, Royston, SG8 9AQ

welcome to

Sillence Court, Upper King Street, Royston

An opportunity to purchase a spacious first floor 2 bedroom apartment located in the heart of Royston, with the benefit of long lease, en-suite to principal bedroom, and allocated parking space. Viewing is highly recommended.



Door To Entrance Hall

Spacious entrance hall with electric storage heater, twin storage cupboards, doors to:

Lounge/Diner

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

Double glazed French doors to Juliet balcony. Electric storage heater.

Kitchen

9' 6" x 6' (2.90m x 1.83m)

Lovely fitted kitchen comprising built in oven and hob with stainless steel extractor hood over, 1 1/2 stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, part tiled walls, space and plumbing for automatic washing machine, space for fridge, overhead stainless steel shelving.

Bedroom One

12' 10" max x 9' 4" max (3.91m max x 2.84m max)

Electric heater. Double glazed window to front. Door to en-suite.

En-Suite

Comprising shower cubicle, low flush WC, wash hand basin, heated towel rail, double glazed window, extractor fan.

Bedroom Two

12' 4" max x 7' 5" max (3.76m max x 2.26m max)

Fitted cupboard. Double glazed window. Electric storage heater.

Bathroom

Suite comprising bath with shower attachment, low flush WC, wash hand basin, heated towel rail, extractor fan.

Parking

Allocated parking space in secure underground car park.

Communal Garden

Small communal garden available to residents.

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

Sillence Court, Upper King Street, Royston

- Spacious and well-presented first floor apartment.
- 2 bedrooms with en-suite to principal bedroom and separate bathroom.
- Spacious lounge/diner with separate fitted kitchen.
- New PVCu windows and French doors fitted October 2025.
- Allocated parking space in secure underground car park.

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2400.67

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110665 - 0005

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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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