



Flat 12, Philips Court, Baldock Street,
Royston, SG8 9DL



Offers in excess of: £180,000 Leasehold

Baldock Street, Royston, SG8 9DL

- First Floor Apartment
 - Two Bedrooms
 - Two Bathrooms
 - Juliette Balcony
 - Gated Parking Area
 - Secure Intercom Entry
 - Town Centre Location
 - Walking Distance to Station
 - Leasehold
 - Energy Rating B/82
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Ideally located in the heart of Royston, this first floor apartment offers an excellent investment opportunity.

The property comprises of two bedrooms, an en suite shower room, bathroom, kitchen, and lounge. Outside is allocated parking in the gated parking area.

The property is centrally located and is within walking distance to the town centre and the mainline station.

Lease Length: 125 years from 1st January 2002

Ground Rent: £50.00 per annum

Service Charge: £2,024.96 per annum

Local Authority: North Hertfordshire District Council

Council Tax Band: C



Accommodation

Hallway 13'3" x 3'6" (4.04m x 1.07m).

Living Room 12'10" x 9'2" (3.9m x 2.8m).

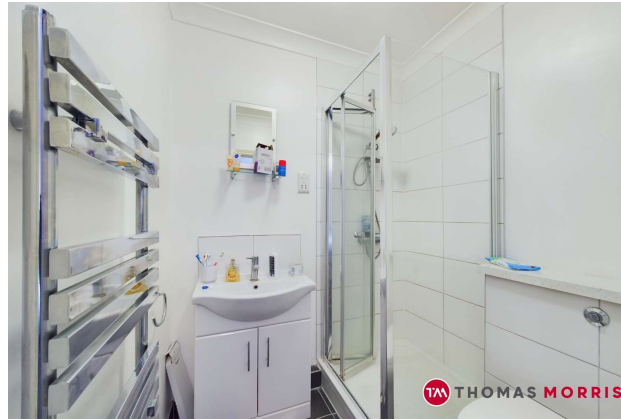
Kitchen 5'10" x 9'2" (1.78m x 2.8m).

Bedroom 9'5" x 9'2" (2.87m x 2.8m).

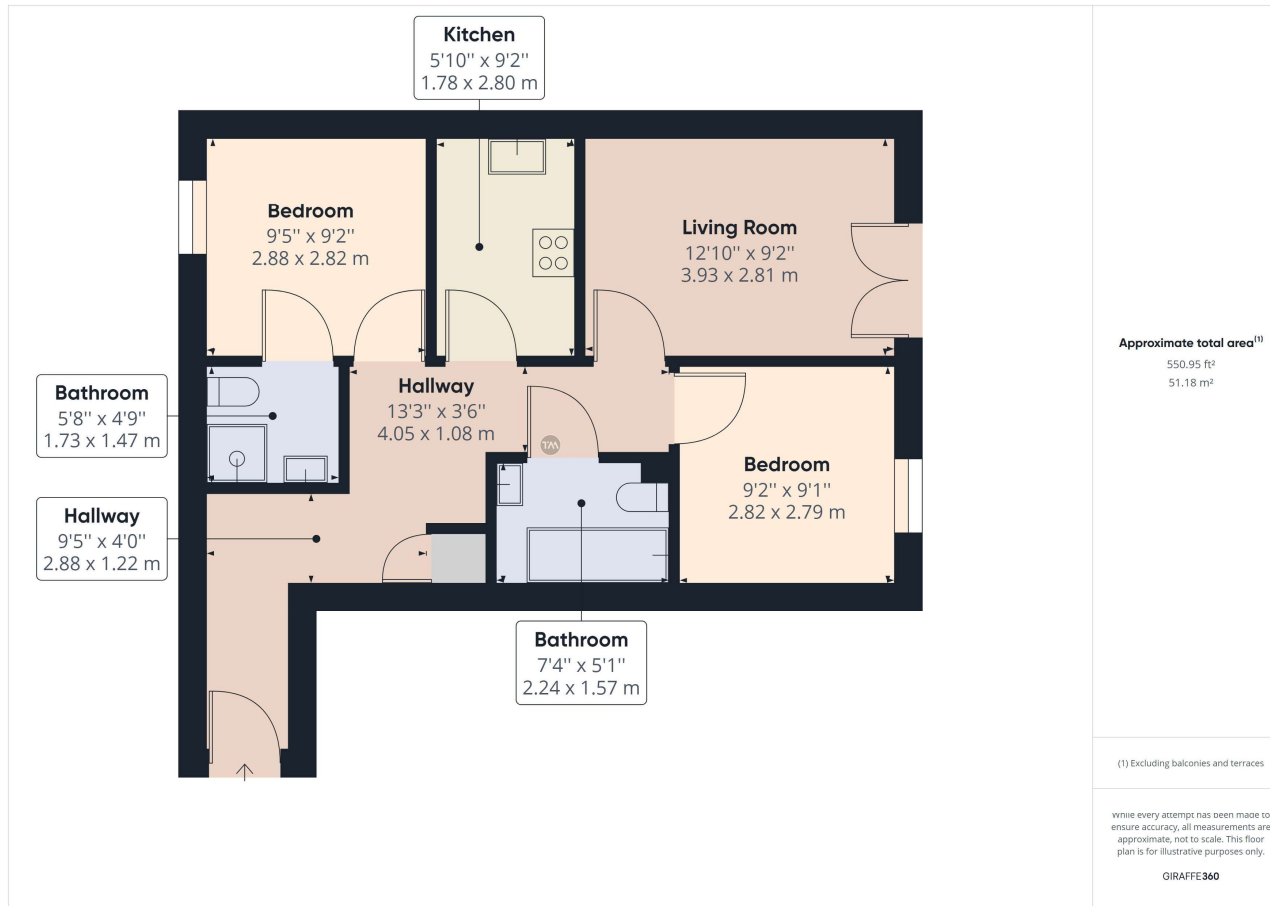
En Suite 5'8" x 4'9" (1.73m x 1.45m).

Bedroom 9'2" x 9'1" (2.8m x 2.77m).

Bathroom 7'4" x 5'1" (2.24m x 1.55m).



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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