



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



Guide Price: £160,000

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
-

Town centre apartment with gated parking.



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.



Thomas Morris

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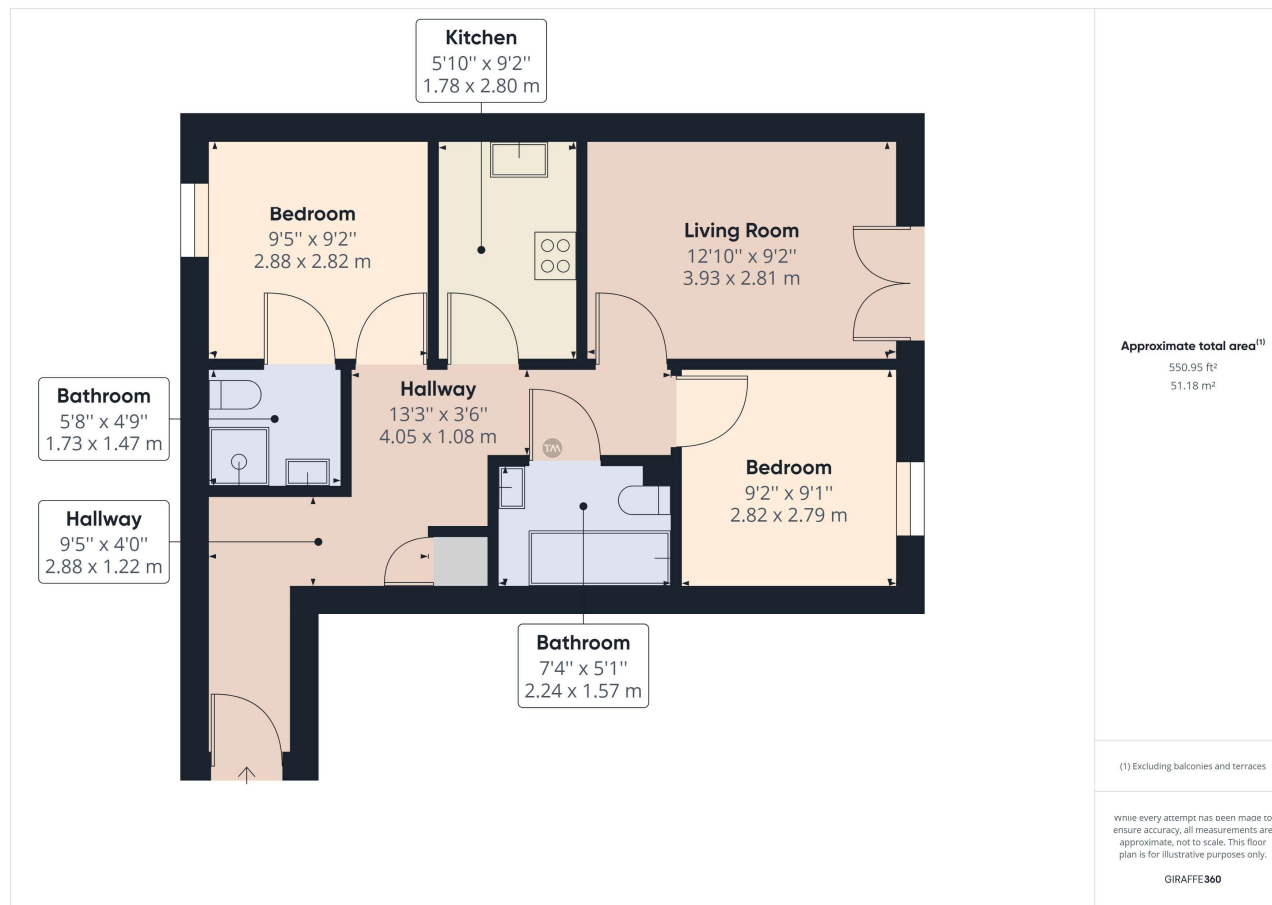
Leasehold Information

Lease Length: 102 Years .

Ground rent: £50 Per Annum

Service charge: £2,025 Per Annum

Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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