



Woolsgrove Court, 50 Shaftesbury Way,
Royston, SG8 9DE



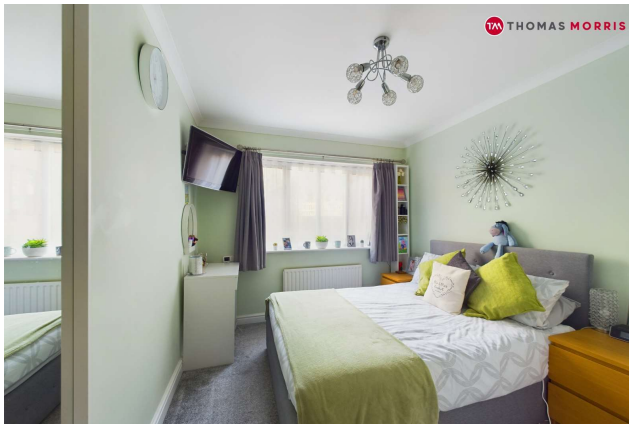
Asking Price: £220,000

Leasehold

Shaftesbury Way, Royston, SG8 9DE

- Great Location
- Ground Floor Apartment
- Two Bedrooms
- Open Plan Living
- Resident's Allocated Parking
- Long Lease
- Excellent Transport Links
- Potential Rental Yield 5.4%
- Leasehold
- Energy Rating D/67

Offered with the benefit of a long lease, this spacious ground floor apartment is an excellent investment or first time purchase.



Accommodation

Hallway 17'1" x 2'9" (5.2m x 0.84m).

Kitchen 6'9" x 6'7" (2.06m x 2m).

Living Room 9'3" x 21'7" (2.82m x 6.58m).

Bathroom 7'3" x 6'6" (2.2m x 1.98m).

Main Bedroom 9' x 11'5" (2.74m x 3.48m).

Bedroom Two 7'7" x 12'3" (2.3m x 3.73m).



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.



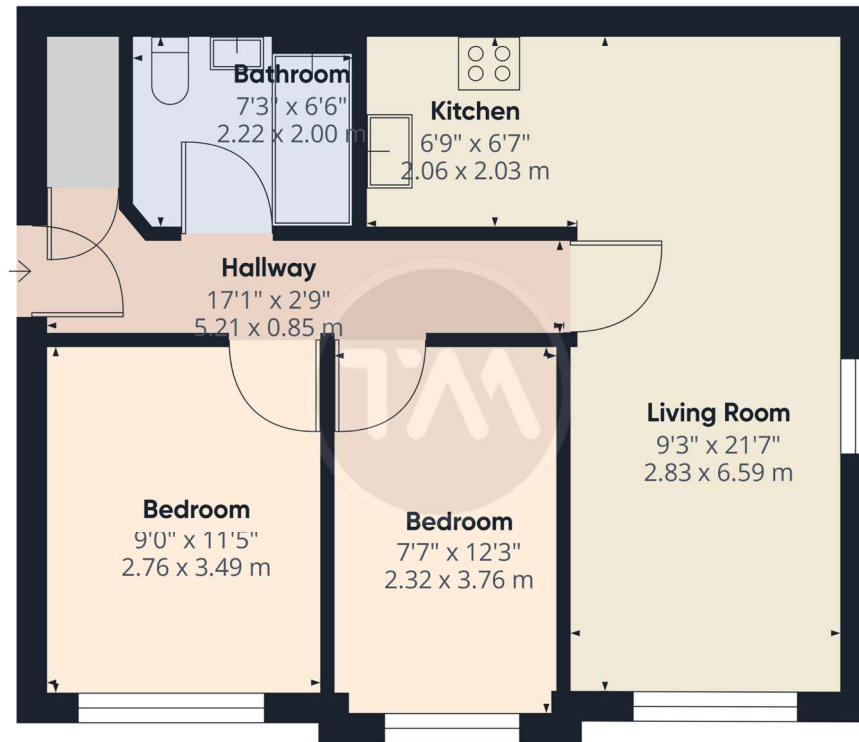
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Approximate total area⁽¹⁾
556.74 ft²
51.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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