



Flat 1, 83B Kneesworth Street, Royston,  
SG8 5AH

 **THOMAS MORRIS**



# Asking Price: £210,000

## Leasehold

Kneesworth Street, Royston, SG8 5AH

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- First Floor Apartment
  - Two Double Bedrooms
  - Open Plan Lounge/Kitchen
  - Resident Parking
  - Close Proximity to Royston Train Station
  - Approx 0.4 Mile Walk to Royston Town Centre
  - Ideal for investors, first time buyers and commuters.
  - Gas Central Heating
  - Leasehold
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Embrace modern comfort and convenience in this charming 2-bedroom apartment, steps from Royston Train Station with allocated parking included.

A generously sized first-floor apartment featuring two spacious double bedrooms, nestled within a charming older-style conversion and conveniently located near Royston Train Station.

Inside, you'll find an entrance hall, a combined kitchen and living area, two bedrooms, and a bathroom.

Additionally, it boasts allocated parking at the rear, further enhancing its appeal.

Lease Length: 146 years remaining.

Service Charge: £1,140.24 per annum.

Local Authority: North Hertfordshire District Council  
Council Tax Band: B

# Accommodation

Hallway 13' x 4'1" (3.96m x 1.24m).

Kitchen / Living Area 16'6" x 11'11" (5.03m x 3.63m).

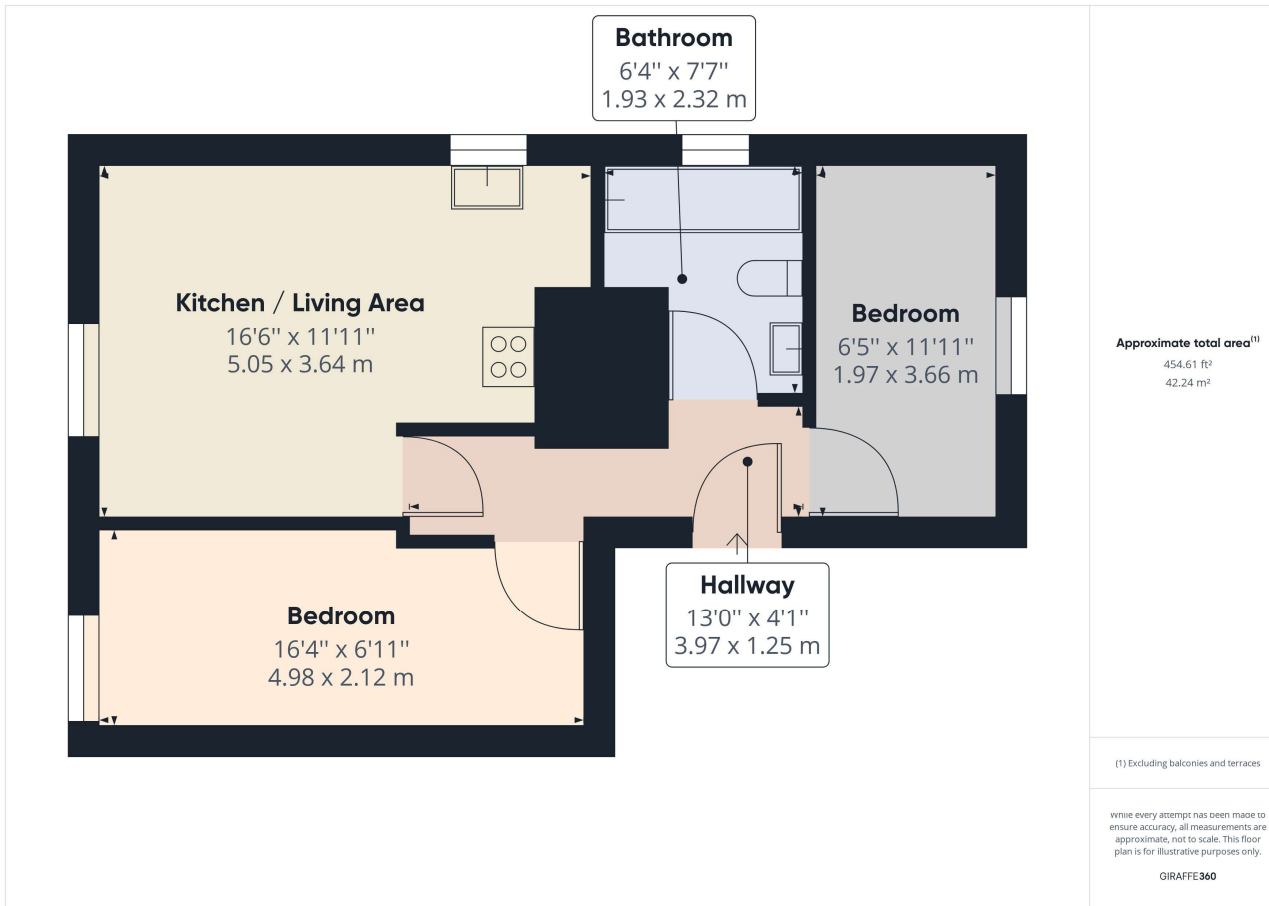
Bedroom 16'4" x 6'11" (4.98m x 2.1m).

Bedroom 6'5" x 11'11" (1.96m x 3.63m).

Bathroom 6'4" x 7'7" (1.93m x 2.3m).



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: 146 Years .

Ground rent: £0 Per Annum

Service charge: £1,140 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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