



77D, Kneesworth Street, Royston, SG8

Asking Price: £190,000

- Top Floor Apartment
- One Double Bedroom
- Spacious Lounge
- Allocated Parking
- Communal Gardens
- Next to Train Station
- Walking Distance to Town
- Available with No Chain
- Leasehold
- Energy Rating C/78

Located in the heart of Royston, this beautifully presented top floor apartment must be viewed to be appreciated. Offered with no onward chain, and also available with a tenant in situ, this is an attractive prospect for any buyer. The property sits opposite the mainline station to London & Cambridge, and is only a short walk to Royston Town Centre. As well as the spacious accommodation, the property benefits from use of a communal garden area, allocated parking, and visitors parking.

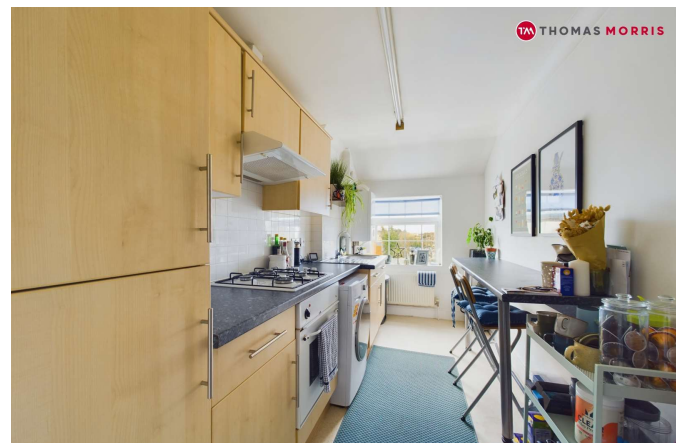
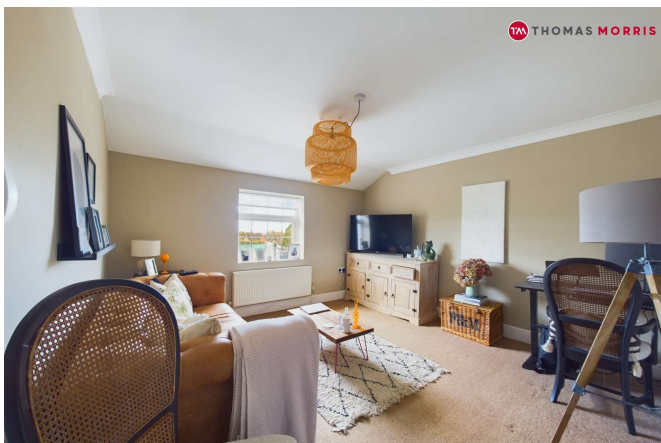
Lease Information:

Length: 125 years from 29th March 2002

Service Charge & Ground Rent: £1,770 per annum

Local Authority: North Hertfordshire District Council

Council Tax Band: B



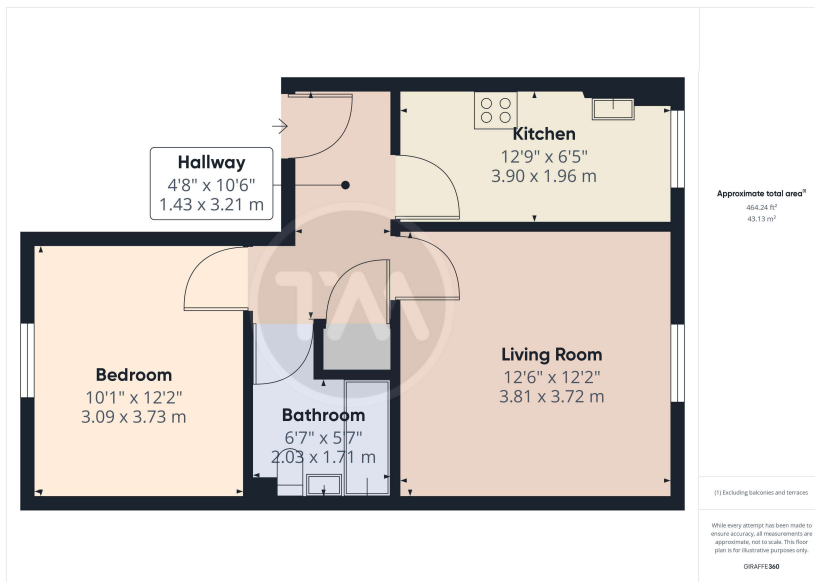
Hallway 4'8" x 10'6" (1.42m x 3.2m).

Living Room 12'6" x 12'2" (3.8m x 3.7m).

Kitchen 12'9" x 6'5" (3.89m x 1.96m).

Bedroom 10'1" x 12'2" (3.07m x 3.7m).

Bathroom 6'7" x 5'7" (2m x 1.7m).



Leasehold Information

Lease Length: 103 Years .

Ground rent &

Service charge: £1,770 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.

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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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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