



Cardinals Gate, Royston SG8 5XD

welcome to

Cardinals Gate, Royston

Charming ground floor maisonette in the heart of Royston, offered with no upper chain and boasting two bedrooms, a dual-aspect lounge, fitted kitchen and family bathroom. Further benefits include private front gardens and allocated parking



Lounge

Front door opening onto lounge. Double glazed window to front and side aspect. Two wall mounted radiators.

Kitchen

Double glazed window to front aspect. Fitted kitchen with a mix of wall and base level units, work surfaces incorporating a 1.5 sink unit with mixer tap. Built in oven and hob with over hood. Space for washing machine and fridge freezer. Wall mounted radiator.

Hallway

Built in storage cupboard and wall mounted radiator.

Bedroom One

Double glazed windows to rear and side aspect. Storage cupboard and wall mounted radiator.

Bedroom Two

Double glazed window to rear aspect. Wall mounted radiator.

Bathroom

Low level WC, wash hand bath and bath with mixer tap and electric shower over. Wall mounted radiator.

Outside**Front Gardens**

Communal lawn front gardens with mature trees and hedges.

Agency Notes

Leasehold is in the process of being extended to 999 years. Awaiting document confirmation. Flat owns a share in the freehold. Service charge approx. £1800 a year. All details advised by vendor.

Location

Royston is a highly regarded market town offering an excellent range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, schools and leisure facilities. The town also benefits from excellent transport links, with Royston railway station providing regular services to London King's Cross and Cambridge, while the A505 and nearby A1 offer convenient road connections. Surrounded by attractive countryside and close to the Hertfordshire/Cambridgeshire border, Royston combines a welcoming community atmosphere with excellent commuter connections.



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Cardinals Gate, Royston

- CHARMING GROUND FLOOR MAISONETTE
- TWO BEDROOMS
- LOUNGE
- FITTED KITCHEN
- COMMUNAL FRONT GARDENS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110900 - 0004

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