



Guide Price £190,000

FLAT 6 GOODMAN HOUSE, UPPER KING STREET, ROYSTON SG8 9FS



A brand new one bedroom converted top floor apartment situated in the heart of Royston Town Centre. The property benefits from being a contemporary living space but still retaining some original features.

*Town Centre Location * Top Floor Apartment * Newly Converted * One Bedroom * Open Plan Kitchen/Diner/Lounge *
* Shower Room * Oak Veneered Doors * Luxury Vinyl Flooring * Gas Fired Central Heating *

Entrance door to:

RECEPTION HALL:

Radiator. Thermostat. Doors off to:

OPEN PLAN KITCHEN/LOUNGE/DINER:

Kitchen - 11' 1" x 7' 5" (3.37m x 2.27m). Lounge 14' 3" x 12' 6" (4.35m x 3.8m) Two sash windows to rear. Range of fitted wall and base units with working surfaces over. Stainless steel drainer sink unit. Built in electric oven and induction hob with extractor hood over. Integrated fridge/freezer and dish washer. Laminated flooring two storage cupboards. Radiator.

BEDROOM:

15' x 9' 1" (4.56m x 2.77m). Sash window to front. Radiator.

SHOWER ROOM:

Walk in fully tiled shower cubical with "Aqualina" shower. Wash hand basin with mixer tap and vanity unit. Low level w.c. Heated towel rail radiator. Fully tiled walls. Tiled floor. Airing cupboard housing hot water tank and linen shelf.

COUNCIL TAX:

Band: TBC

LEASE:

Term: 999 years
Ground Rent: TBC
Service Charge: Approx £963.61pa.

VIEWING:

Strictly by appointment via Marshalls 01763 247788.

FINANCIAL ADVICE:

We have a local independent Mortgage Advisor who is available to discuss your financial requirements. Please telephone 01763 247788 to make an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage.

01763 247788

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www.marshallsproperties.co.uk



marshalls



Royston 1.1 miles
Cambridge 13.5 miles



St. Marys 0.7 miles
King James Acad. 1 miles



A1M 8.7 miles
M11 8.7 miles

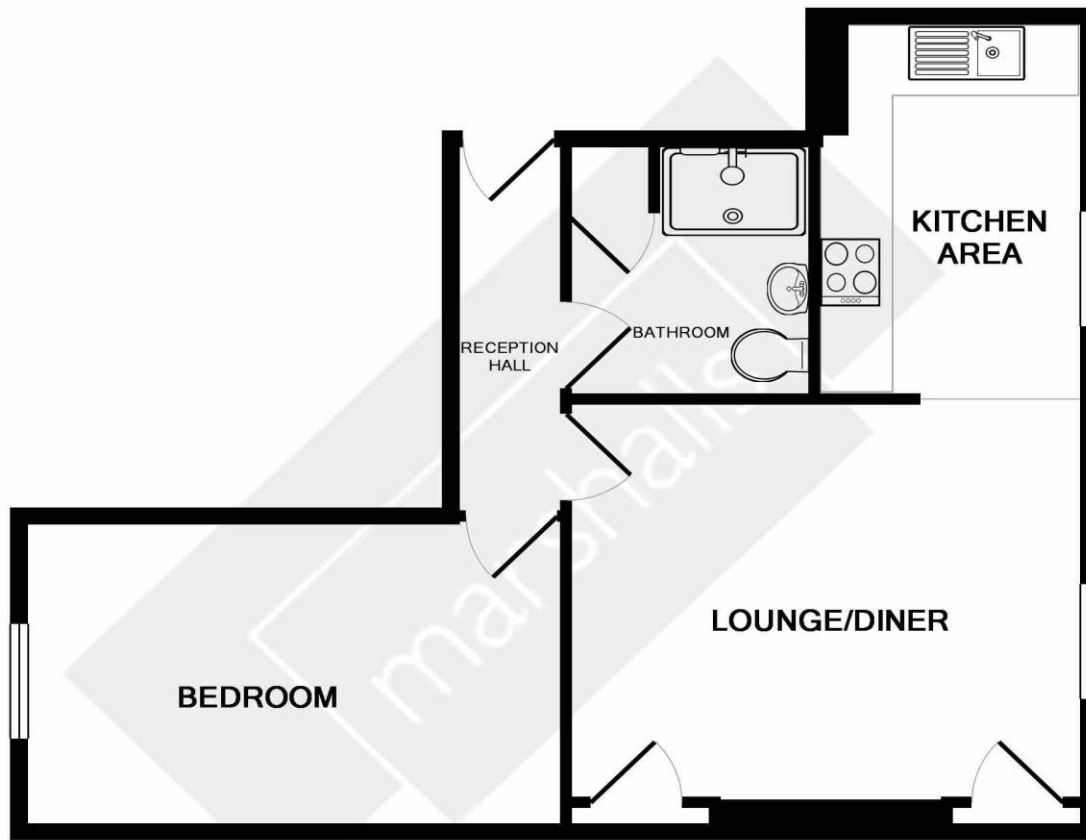


Addenbrookes 12.7 miles
Lister 17.2 miles

Royston is a popular North Hertfordshire Market Town with excellent rail links to London and Cambridge and easy access to M11, A14 and A1 motorways. The town has a wealth of local history as Therfield Heath was the former hunting ground of King James I and is now a conservation area. The town itself has numerous shops, bars and restaurants which are in easy walking distance of Goodman House.

Goodman House dates back originally to the 1800's and was named after one of the original owners Thomas Goodman who used the building as a grocery store. The store later became a bank in the late 1970's and in more recent times was owned by Natwest. Goodman House is now a development of six apartments and a commercial unit to the ground floor.





EPC: to follow

TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Notes

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.

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