



62 King James Way, Royston, SG8 7EF



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Asking Price £215,000

Situated on an attractive and well-maintained development in the sought-after town of Royston, this spacious ground floor maisonette offers comfortable living just a short walk from the town centre.

The property features a modern kitchen, a private courtyard garden, and its own allocated parking space. Bright and well-presented throughout, the home is perfect for first-time buyers, downsizers, or investors looking for a low-maintenance property in a great location.

With generous living space and easy access to local shops, cafés, and transport links, this is a fantastic opportunity to secure a quality home in a highly desirable area.

- Ground floor maisonette
- Allocated parking space
- Located on an attractive development
- Ideal for first-time buyers or downsizers
- 150 year lease from 2023
- Private courtyard garden
- Modern kitchen
- Walking distance to Royston town centre
- Situated in a great area with good local amenities
- Peppercorn ground rent



TOTAL APPROX. FLOOR AREA 433 SQ.FT. (40.2 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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Entrance

Canopy porch. Security lamp. Gated access to garden. Timber front door.

Entrance Hall

Shelved storage cupboard. Further shelved storage cupboard housing consumer unit. Obscure window to front aspect. Doors to:

Sitting Room

17'0" x 10'1"
Feature electric fireplace. Radiator. Sliding patio doors to courtyard.

Kitchen

11'7" x 7'3"
Fitted with modern gloss white wall and base level units with laminate countertops over. Composite sink and drainer. Electric oven. Space for washing machine. Houses combi boiler. Window to rear aspect.

Bedroom

10'7" x 8'6"
Fitted wardrobes. Radiator. Window to front aspect.

Bathroom

Panel bath with shower over. Folding glazed shower door. Pedestal wash hand basin. Low level flush w/c. Wall mounted mirrored medicine cabinet. Radiator. Obscure window to side aspect.

Outside

Courtyard

Gate access to the front of the property. Mostly patio. Timber shed.

Parking

Allocated parking and visitors parking to the rear.

Agents Note

- *Peppercorn ground rent £0
- *Lease 147 years
- *Service charge £756 approximately every 6 months.
- *Offered chain free
- *Probate granted









