

# 62 King James Way, Royston, SG8 7EF 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

Made with Metropix ©2019

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

## **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"

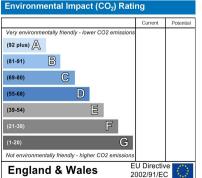
Fitted with modern gloss white wall and base level units with laminate countertops over. Composite sink and drainer. Electric oven. Space for washing machine. Houses combi boiler. Window to rear aspect.

## **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















