

Flat 31, Stamford Yard, Kneesworth Street, SG8 5AN

THOMAS MORRIS







Guide Price: £220,000 - £230,000

Leasehold

Stamford Yard, Kneesworth Street, SG8

- Beautifully presented top-floor apartment in the heart of Royston town centre
- Offered with no onward chain
- Approximately 0.3 miles from Royston mainline railway station, with fast links to London and Cambridge
- Spacious open-plan living accommodation
- Modern kitchen
- 20ft double bedroom with fitted wardrobes and dual-aspect windows
- Stylish three-piece bathroom benefiting from natural light via a skylight above the bath
- Allocated parking space within the gated residents' parking area, plus extensive storage throughout
- Excellent opportunity for first-time buyers or investors, combining generous accommodation with a highly convenient town-centre location
- Leasehold (102 Years Remaining) - EPC: 70/C

Offered with no onward chain, this beautifully presented top-floor apartment combines stylish modern interiors with generous living space, excellent storage and allocated gated parking. Ideally positioned just 0.3 miles from Royston Train Station - providing fast links to London & Cambridge, this superb property is an ideal first-time purchase, investment opportunity or convenient town-centre base.

The impressive open-plan living space has been thoughtfully designed to provide distinct lounge, dining and home office areas, while dual-aspect windows create a bright and spacious feel. The modern kitchen features ample worktop and storage space, in addition to a comprehensive range of integrated Hotpoint appliances.

Accommodation

Entrance Hall *3'1" x 4'7" (0.94m x 1.4m)*.

Hallway *3'4" x 7'1" (1.02m x 2.16m)*.

Bedroom *9'5" x 20'9" (2.87m x 6.32m)*.

Bathroom *7'4" x 5'10" (2.24m x 1.78m)*.

Open-Plan Kitchen/Living/Dining Area *15'9" x 20'10" (4.8m x 6.35m)*.

Gated, Allocated Parking Space









Further Information

The bathroom is finished with a stylish three-piece suite and benefits from plenty of natural light, with a skylight positioned above the bath.

The exceptionally spacious double bedroom measures approximately 20ft in length and features bespoke fitted wardrobes, a plush carpet and dual-aspect windows, creating a bright and comfortable principal bedroom whilst also boasting additional space for both a dressing area and office space.

Further benefits include extensive storage throughout, an allocated parking space within the gated residents' parking area, and the highly convenient location just 0.3 miles from the mainline station and the town centre on your doorstep.

A fantastic opportunity offering modern presentation, generous proportions and excellent transport links, with no onward chain. Viewing is highly recommended.

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 £80 incl. 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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Leasehold Information
Lease Length: 102 Years
Ground rent: £150 Per Annum
Service charge: £1,958 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.

The Property Ombudsman