

24 Scott Close, Royston, SG8 5ST

THOMAS MORRIS







Asking Price: £175,000
Leasehold

Scott Close, Royston, SG8 5ST

- First-Floor Apartment
- Two Bedrooms
- Well-Presented Throughout
- Perfect Opportunity for First Time Buyers & Investors
- Short Walk to Local Amenities
- 0.7-Mile Walk to Royston Train Station with Fast Links to Cambridge & London
- Leasehold
- Recently Extended Lease to 125 Years
- EPC - 75/C

Situated in a convenient location close to local amenities, this well-presented two-bedroom first floor apartment offers a fantastic opportunity for first-time buyers or investors alike. Just 0.7 miles from Royston train station—with fast and direct links to both Cambridge and London—this property is perfectly placed for commuters.

The apartment is in good condition throughout and offers comfortable, well-designed living space. The accommodation comprises two bedrooms, a spacious living room/diner ideal for relaxing or entertaining, and a well-fitted kitchen with ample storage and workspace.

The Lease has recently been extended to 125 Years.

Leasehold
125 Years Remaining - Recently Extended!
Ground Rent - £80 per annum
Service Charge - £1,350 per annum
North Hertfordshire District Council
Council Tax Band- "B"
EPC - 75/C

Accommodation

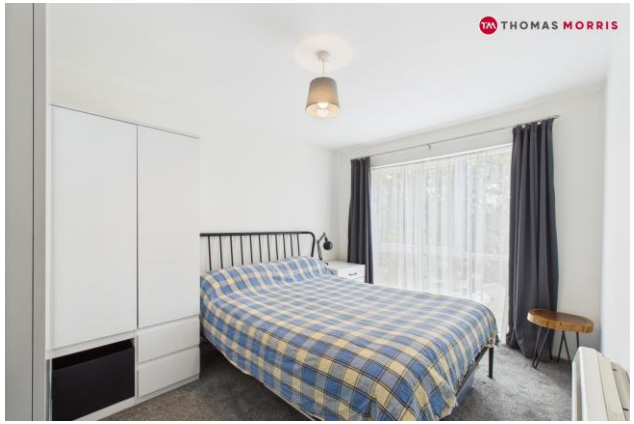
Entrance Hall *4'11" 6'6" (1.5m 1.98m)*.

Living Room/Diner *11' x 15'10" (3.35m x 4.83m)*.

Kitchen *8'10" x 8'8" (2.7m x 2.64m)*.

Bedroom *9'1" x 12'6" (2.77m x 3.8m)*.

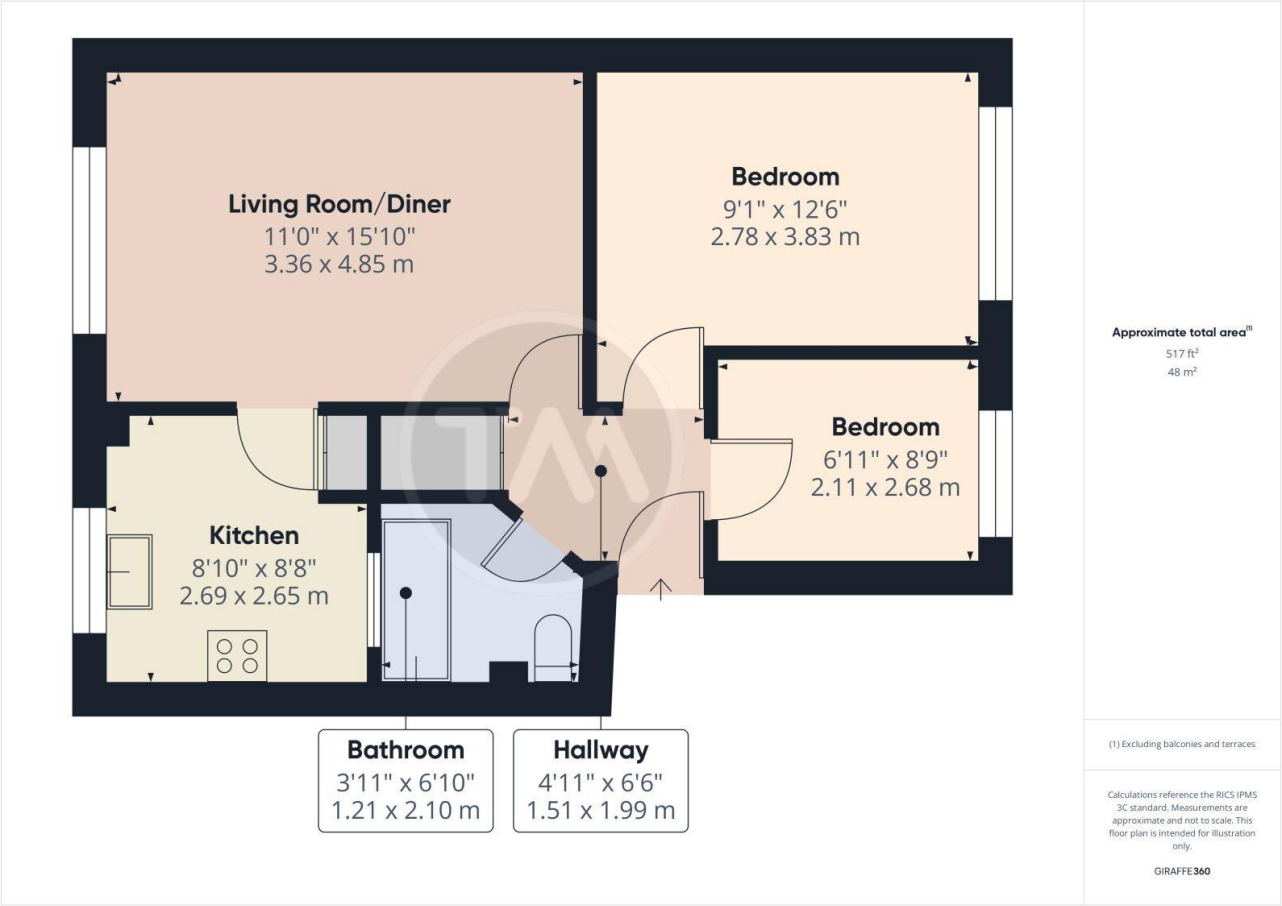
Bedroom *6'11" x 8'9" (2.1m x 2.67m)*.







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.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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Leasehold Information
Lease Length: 125 Years .
Ground rent: £80 Per Annum
Service charge: £1,421 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