



Burns Road, Coleridge Court Burns Road, SG8

£190,000 In Excess of

Property Description

NOT FAMILIAR WITH ROYSTON? WATCH OUR SHORT VIDEO!

Are you from out of town? Want to learn a little more about Royston. On a phone or tablet you will find our 'Royston Promotional Video' in the 'Video Tours' tab, on a desktop you will find the video within the photos. Prefer to read? Our Royston location description's below.

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this deceptively spacious and beautifully presented flat in the sought after market town of Royston. This lovely top floor home was built in 2017 and would make an ideal investment or fantastic first-time purchase, with benefits including 1 incredibly large bedroom, an attractive open plan kitchen/lounge/diner, allocated parking, and still being under warranty. There is also a 'Nest' thermostat system which controls the gas central heating.

This modern top floor flat, belongs to a tidy and well-presented block, enjoying an allocated parking space to the rear. Upon stepping inside, the entrance hallway immediately eludes to the quality and atmosphere felt throughout, with beautiful light wood flooring, inset spotlights, and a bright neutral finish.

Through a door to the kitchen area, visitors are immediately wowed again by the contemporary décor and open plan living space leading into the lounge. The kitchen itself enjoys a wide range of white base and wall units, grey worktops, tiled splashbacks, light wood flooring, inset spotlights, pretty under counter lights, and a range of integrated appliances, including a fridge/freezer, ½ dishwasher, induction hob, oven and extractor hood. The lounge/dining area is deceptively spacious and enjoys a window to a front aspect, inset spotlights, light wood flooring, and ample space for a range of



lounge, dining and office furniture.

The master bedroom is an incredibly generous size and benefits from a large window to a front aspect, light wood flooring, pendant lighting, and space for a large bed. The bathroom equally is decorated in a lovely modern style, enjoying a P-shaped bath, WC, hand wash basin, tiled walls, wood flooring, and vanity unit.

Call Ensum Brown today to arrange your private viewing appointment of this superb apartment, you won't leave disappointed

ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

AGENTS NOTES

Tenure: Leasehold

Lease Length: 121 Years Remaining

Ground Rent: £200 Per Annum

Service Charge: Approx £1175 Per Annum

LOCATION - ROYSTON

Royston is located within Hertfordshire and on the border of Cambridgeshire and has a mix of rich heritage, green open spaces and town centre streets with a variety of cafes and restaurants offering a diverse mix of food and drink. Within the town you have all the facilities you may wish for, whether you are young or old, single, a couple or family. To mention a few, you have a leisure centre, tennis, rugby, hockey and golf club on Royston Heath, as well as community groups, library, doctors, dentists and a number of excellent schools to choose from within its three-tiered system. Surrounding Royston there is beautiful countryside and some delightful villages, such as Barley,

Therfield and Barrington, just to name a few, which are within just a few miles of the town.

As well as people moving up and down the property ladder locally, Royston is a very affluent area and is becoming more and more popular with the commuter market. There is great security in that house prices have held well through turbulent markets and thrived above the national average in more settled general economic and market conditions.

Royston boasts excellent transport links for the residence, visitors and business. Located on the A10 and with the A1M and M11 each within a 15 minute drive, a main line train station with a regular service direct to London Kings Cross as quick as 38 minutes and if you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away. The city of Cambridge is also within very easy reach, either by road or train.

If you aren't familiar with Royston then pay it a visit today, you may decide you never want to leave!

Key Features

- ✓ Easy Walking Distance To Station
- ✓ Under Warranty
- ✓ Ideal First Purchase Or Investment
- ✓ Excellent Decorative Order Throughout
- ✓ Allocated Parking
- ✓ Second Floor Flat
- ✓ Double Bedroom
- ✓ Bathroom
- ✓ Integrated Kitchen Appliances
- ✓ Internal Viewing Advised



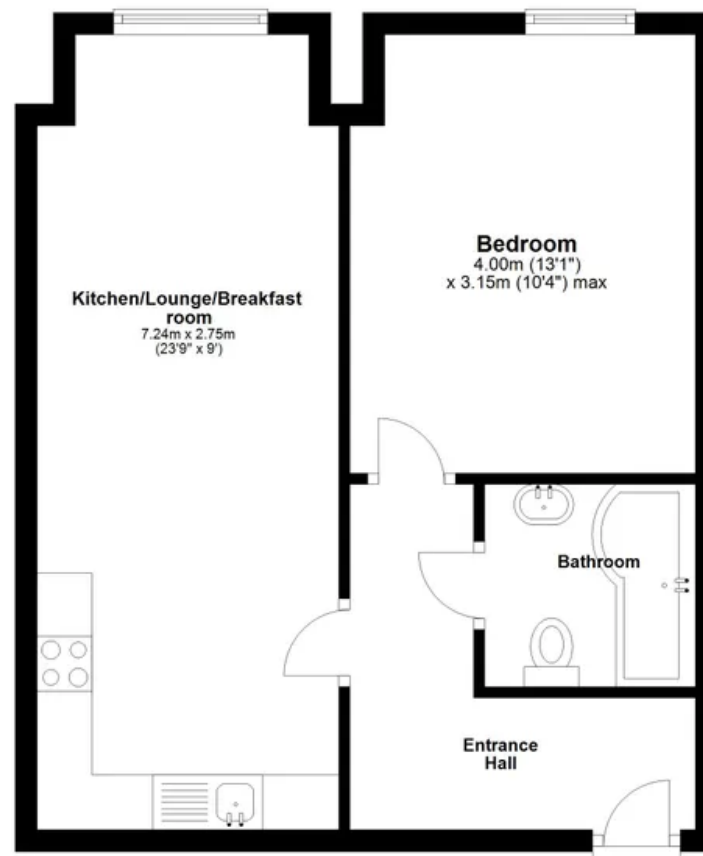








All



Total area: approx. 42.5 sq. metres (457.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.

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