



*Flat 10, Croix Court, Royston  
Royston*

*Guide Price £235,000*

# Flat 10

Croix Court, Royston

Ensum Brown are delighted to offer for sale this spacious two storey maisonette located in a mews location in the heart of the town centre. Well presented accommodation benefiting from 2 bedrooms, lounge, generous kitchen/dining room, en-suite and bathroom, covered parking space and a long lease.

Council tax band: C

Tenure: Leasehold



### **Property Insight**

Ensum Brown are delighted to offer for sale this spacious and very well presented two storey maisonette, located in a small mews of properties that is tucked away in the heart of Royston town centre. This particular home benefits from its own independent entrance, an allocated under ground parking space adjacent to the property's entrance, a long lease of 108 years and very reasonable lease charges. This flat could be an ideal first time purchase, investment and is sold with the advantage of a short upward chain.

The property is nicely positioned in the far corner of the mews. Stepping inside it's own entrance area, you have a ground floor master bedroom with its own en-suite shower room. What you will immediately notice is the excellent decorative condition, this is a theme throughout. Going upstairs, a hallway gives access to all other living and bedroom space, and also benefits from built in storage. In terms of storage, it is worth noting that this flat has its own independent loft space.

Further accommodation includes a nice sized lounge, a second bedroom and bathroom that is superbly completed with a three piece suite in white including a panelled bath, low level w.c. and wash hand basin. Last and by no means least, completing this home is an open plan kitchen/dining room. Rarely do you get a flat or maisonette with an independent room of this type or size. The room benefits from dual aspect windows, a fitted kitchen with an integrated oven, four plate electric hob with extractor over, and space for further freestanding appliances.

Contact Ensum Brown today to arrange your private viewing appointment. Don't delay, this property won't be on the market for long.

### **Agents Notes**

Tenure: Leasehold

Lease Length: 108 Years Remaining

Ground Rent: £125 Per Annum

Service Charge: Approximately £1450 Per Annum

- Two Storey Maisonette
- Located In A Town Centre Mews
- Under Cover Parking Space
- Superbly Presented Throughout
- Ideal First Purchase Or Investment
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### *Location - Royston*

*Royston is a traditional English town, located within Hertfordshire and on the border of Cambridgeshire, just 14 miles from the city of Cambridge. Royston has a wealth of rich heritage, grown from the crossing of two ancient thoroughfares—Roman and prehistoric—and has attracted many great names, including many Royal family members.*

*The town enjoys numerous green open spaces, including the renowned Therfield Heath nature reserve, and lies on the northern slopes of the Hertfordshire Chalk Downs. Royston even has its own cave, revealed back in the 18th Century, carved out of chalk and located under the crossroads in the centre of town.*

*On the outskirts of the town, there is a larger group of supermarkets, and within the town centre, there is a wide variety of cafes, restaurants, bars and public houses, offering a diverse mix of food and drink, as well as a market and a high street full of bustling shops, including post offices, convenience stores, hairdressers, and clothing boutiques. Residents have access to a range of doctor's surgeries, dentists, schools, and a leisure centre, providing a fully stocked gym and fitness classes. Whether you are young or old, single, a couple or a family, Royston has all the facilities you may need, and there are even lots of clubs and activities to join, such as tennis, rugby, hockey and golf.*

*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 residents, visitors and businesses. The town is located on the A10, with the A1M and M11 each within a 15-minute drive. There is a mainline train station with a regular service direct to London Kings Cross as quick as 38 minutes. If you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away.*

*If you aren't familiar with Royston and its beautiful surrounding countryside, we recommend paying it a visit today!*



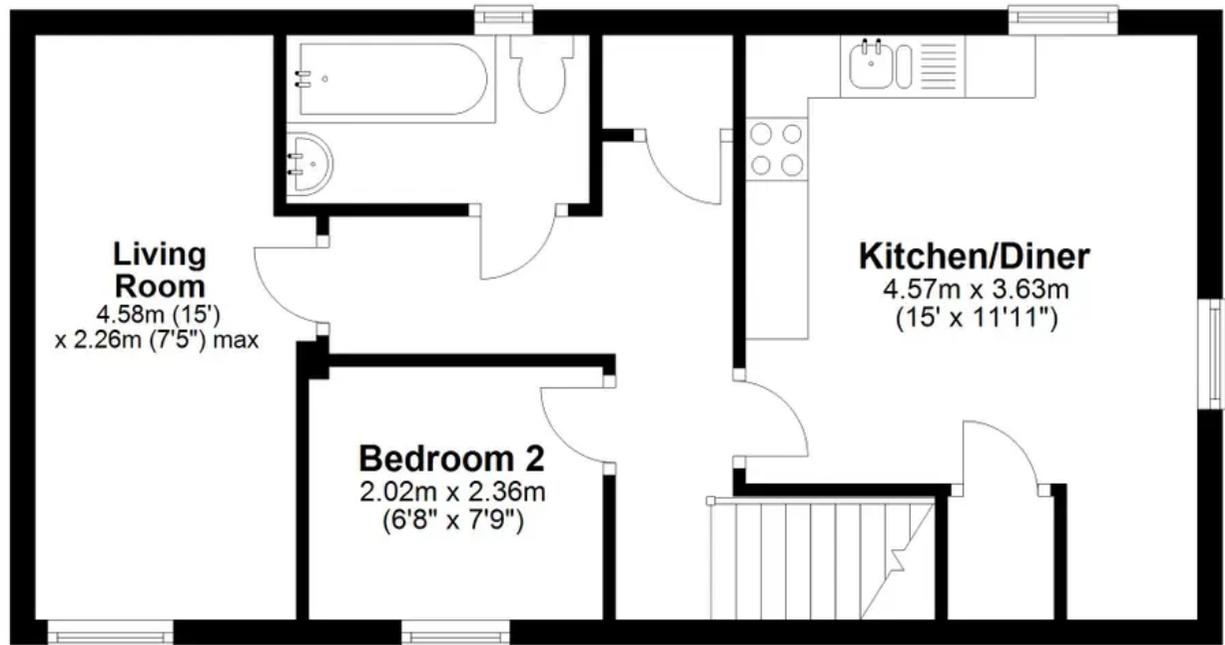
## Ground Floor

Approx. 19.5 sq. metres (210.4 sq. feet)



## First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



**Total area: approx. 63.1 sq. metres (678.7 sq. feet)**

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.