



Newmarket Road, The Beeches, SG8

£275,000 Guide Price



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 updated and superbly presented first-floor flat in the highly sought-after market town of Royston. This spacious property enjoys close proximity to the town centre and priory gardens park, 2 double bedrooms, a refitted kitchen and shower room, a private balcony, communal gardens, and a garage en-bloc.

On approach, this first-floor flat is part of a pleasant group of homes, benefiting from a tidy frontage and access to well-maintained and beautiful communal gardens. Once inside, the entrance hallway is beautifully decorated and welcoming, with neutral decor, pendant lighting, integrated storage cupboards and doors through to the entire living space.

The kitchen is a great size and has been refitted with a range of modern base and wall units, composite worktops, wood flooring, tiled splashbacks, spotlights, an integrated oven, microwave, hob, extractor hood and fridge/freezer.

The lounge/dining room is a generous and comfortable space, boasting pendant lighting, ample space for a range of lounge, dining and storage furniture, and double sliding doors to a private balcony area, with planters full of beautiful flowers and shrubs, and pleasant views.



Through to the sleeping quarters, this spacious first-floor flat offers 2 well-proportioned double bedrooms, benefiting from carpets, pendant lighting and pleasant views, and a large and refitted shower room, comprising a corner shower, WC, hand wash basin, integrated storage, vanity unit and heated towel rail.

Contact Ensum Brown to arrange your private viewing appointment.

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.

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!

Key Features

- ✓ Spacious First Floor Flat
- ✓ Close To Town Centre & Priory Gardens Park
- ✓ Superbly Presented Throughout
- ✓ Open Plan Lounge/Dining Room
- ✓ Re-Fitted Kitchen
- ✓ 2 Double Bedrooms
- ✓ Re-Fitted Shower Room
- ✓ Garage En-Bloc
- ✓ Communal Gardens
- ✓ Long Lease



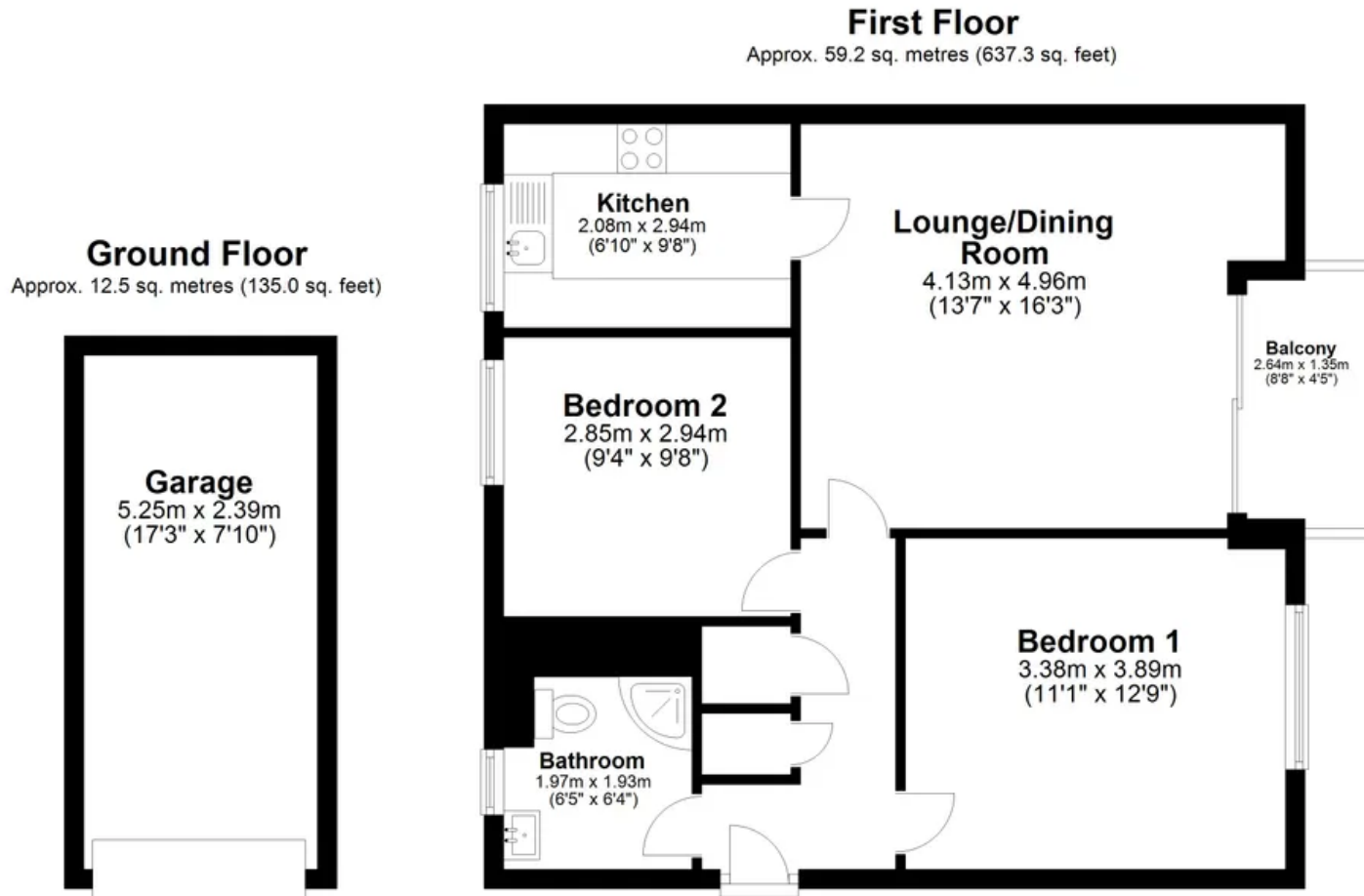








All



Total area: approx. 71.7 sq. metres (772.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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