



**Flat 6, 10 Angel Pavement, Royston**  
Royston

Offers Over **£150,000**





# Flat 6

10 Angel Pavement, Royston

## 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.

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.

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.



### Property Insight

Ensum Brown are delighted to offer for sale this first floor flat in Royston. This well presented home would make an ideal first purchase or investment, boasting a double bedroom, a modern kitchen with integrated appliances, a town centre location, and close proximity to local amenities.

Ensum Brown are delighted to offer for sale this first floor flat is found in the heart of Royston's town centre, enjoying a close proximity to local shops and amenities, as well as only being a short walk from the Royston Heath and mainline train station into London and Cambridge. This property represents an ideal first purchase or buy to let investment.

Once inside, this property opens up into a good-sized entrance hallway, with integrated storage cupboards and doors through to the rest of the living accommodation. The open plan lounge/kitchen is a very bright, comfortable space, enjoying attractive wood flooring, pendant lighting, a window to a front aspect, and room for lounge and storage furniture. The kitchen area boasts a range of modern grey base and wall units, wood worktops, tiled splashbacks, and integrated appliances including an oven, gas hob, extractor hood and fridge/freezer.

This flat boasts a double bedroom, with a window to a front aspect and pendant lighting, and an adjacent shower room, consisting of a double shower, WC, hand wash basin, and tiled walls and floors.

Contact Ensum Brown today to arrange your private viewing appointment.

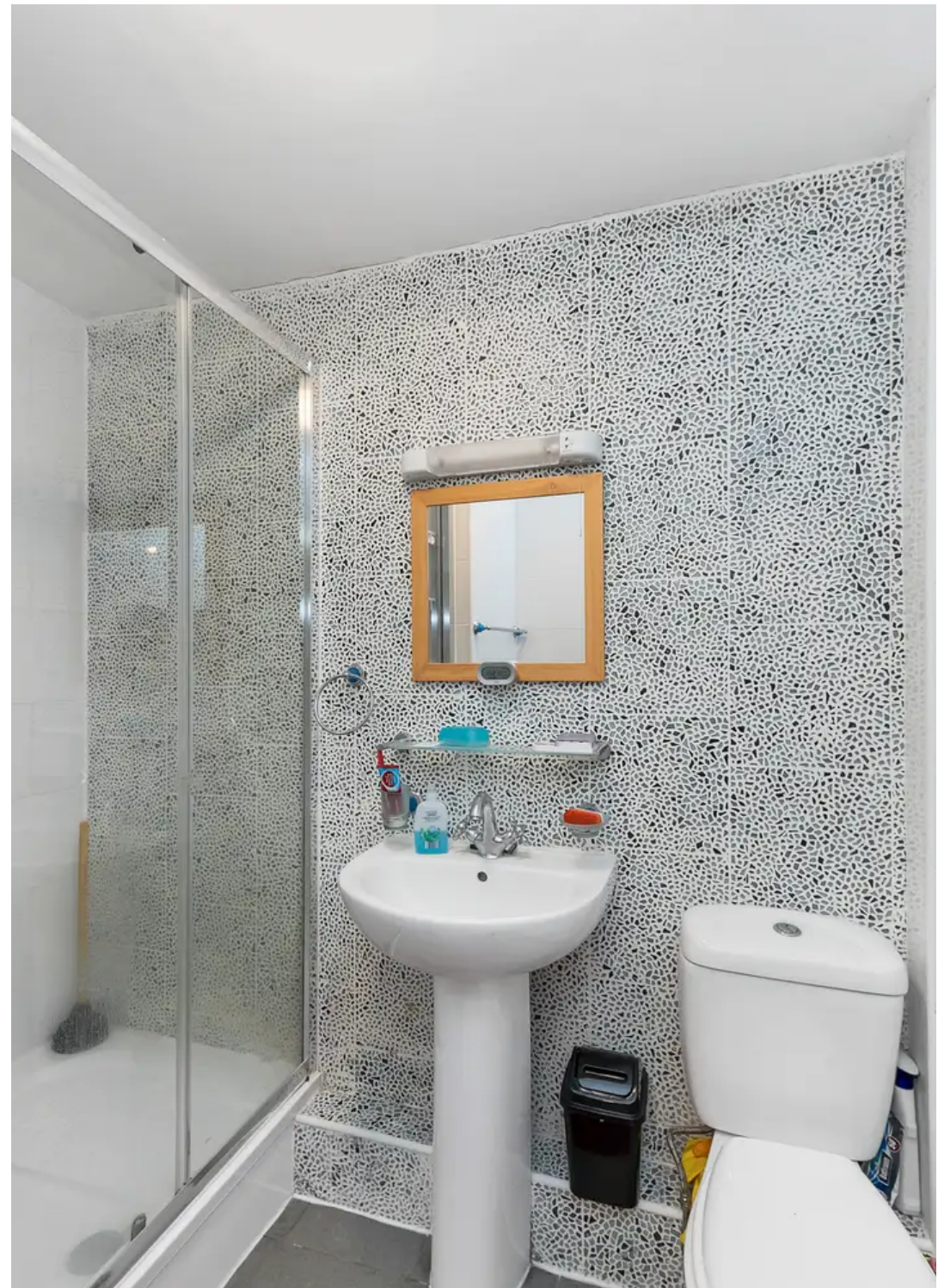
### Agents Notes

Tenure: Leasehold

Lease: 192 Years Remaining

Service Charge: To Be Confirmed

Ground Rent: To Be Confirmed



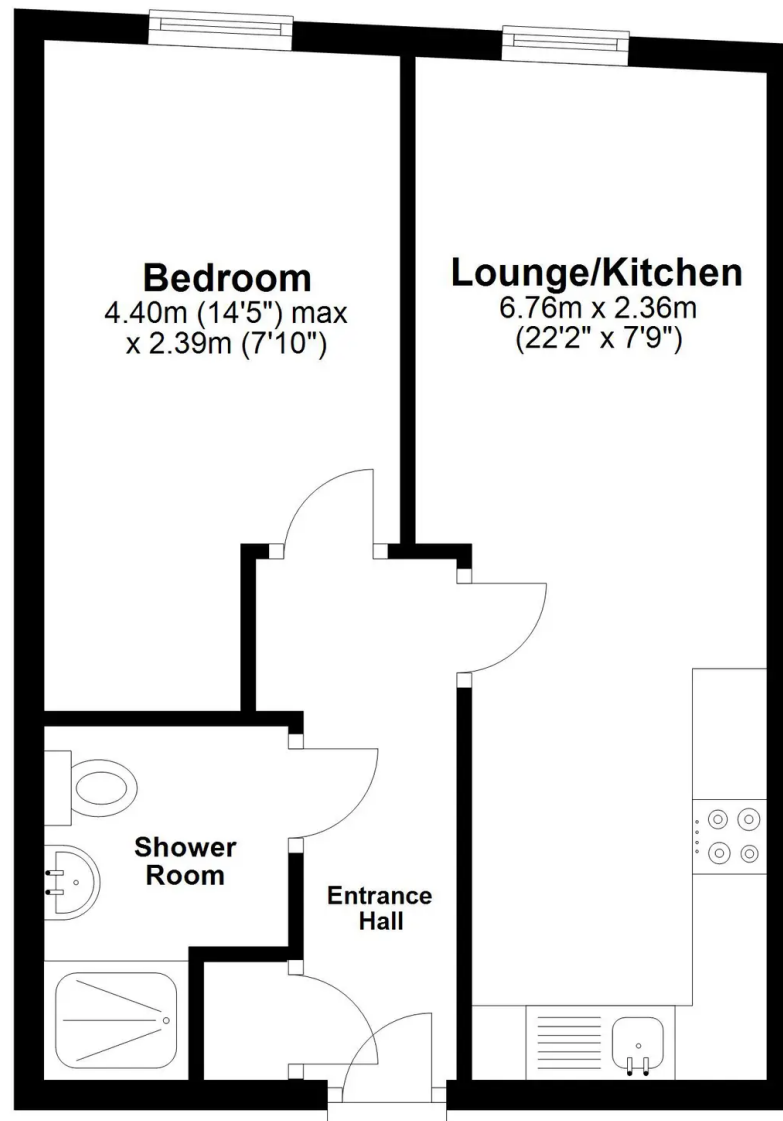






# First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Total area: approx. 33.3 sq. metres (358.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only





## Ensum Brown

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