



Malt House Place, Green Drift, Royston, SG8

£230,000 Offers Over

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 Insights

Ensum Brown highly recommends a viewing of this superb flat, they don't come much better than this one!

The property benefits from two double bedrooms and the particularly spacious master bedroom also features an en-suite shower room with three-piece suite in white with shower cubicle. In addition, you have a further bathroom, again with a three-piece suite in white and including a bath.

The main reception room is a light and spacious, open plan, 'L' shaped lounge, dining room and kitchen, a much-desired way of modern living. The kitchen area includes an integrated oven, four plate hob with extractor over, fridge/freezer and there is also space and plumbing for a washing machine. Nicely completed with tiled splash backs, wood effect flooring and inset ceiling spotlights.

Approaching this private development, you have an allocated parking space for one vehicle. A secure telephone entry system gives access to the well-maintained communal areas and flats. Entering the flat, into the entrance hall, you will see that it is neutrally decorated, this is a theme throughout. The entrance hall has a built-in storage cupboard and gives access to all rooms.

Ensum Brown are delighted to offer for sale a stylish first floor flat located in



the popular 'Malt House Place' development, off Green Drift in Royston. A popular location that is convenient for both the train station and also within walking distance of the town centre. This spacious and extremely well presented flat is perhaps your perfect first-time purchase or maybe ideal if you are looking to downsize, it could be a great fit for many.

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!

EPC Rating: C

Key Features

- ✓ Stylish First Floor Flat
- ✓ Modern Development
- ✓ Close To Station & Town
- ✓ Spacious & Well Presented
- ✓ Open Plan Lounge, Dining Room & Kitchen
- ✓ 2 Double Bedrooms
- ✓ En-Suite To Master & Further Bathroom
- ✓ Allocated Parking Space
- ✓ Ideal First Purchase
- ✓ Internal Viewing Essential



External Areas

Allocated Parking

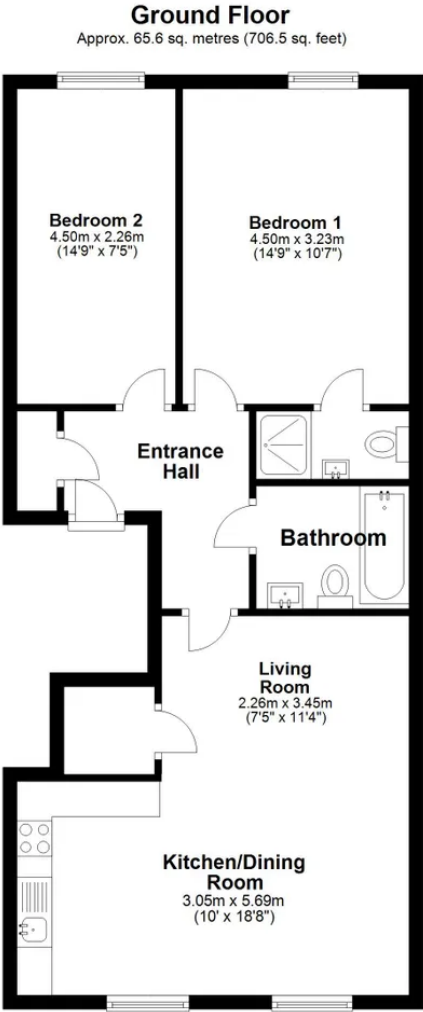
1 Parking Space







All



Total area: approx. 65.6 sq. metres (706.5 sq. feet)

Floor Plan measurements are approximate and are 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.

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