



## 39 Wordsworth Close, Royston

Royston

Guide Price £140,000 | £800 pcm







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Royston, Royston

Ensum Brown are delighted to offer for sale this nicely presented first-floor apartment in Royston. This property is within walking distance to the town and train station, with 91 years remaining on the lease, one double bedroom, communal gardens, and a garage en bloc.

- Double Bedroom
- First Floor Flat
- Garage En-Bloc
- Recently Refurbished Throughout
- No Upward Chain
- Lounge/Dining Room
- Kitchen
- Walking Distance From Town Centre



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Council Tax band: B

Tenure: Leasehold

## 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 nicely presented first-floor apartment in the highly sought-after market town of Royston. This property has 90 years remaining on the lease and is within walking distance to the town centre and train station, benefiting from one double bedroom, a lounge/dining room, a kitchen/breakfast area, communal gardens, and a garage en-bloc.

This first-floor apartment belongs to a nicely presented building with beautifully maintained communal gardens and a garage en bloc. The property is within walking distance to the town centre and all its amenities, and is very close to the train station with direct fast links to both London Kings Cross and Cambridge. There are 91 years remaining on the lease.

Once inside, the entrance hallway benefits from carpets, pendant lighting and doors through to the entire living accommodation.

The lounge/dining room is a nicely decorated and bright space, enjoying a large window, thick carpets, pendant lighting, and ample room for lounge, dining and storage furniture. Through to the kitchen/breakfast room, there is a range of base and wall units, laminate worktops, tiled floors and splashbacks, excellent integrated storage, spotlights, an integrated oven, hob and extractor hood, and space for a washing machine, fridge/freezer, and other small appliances.







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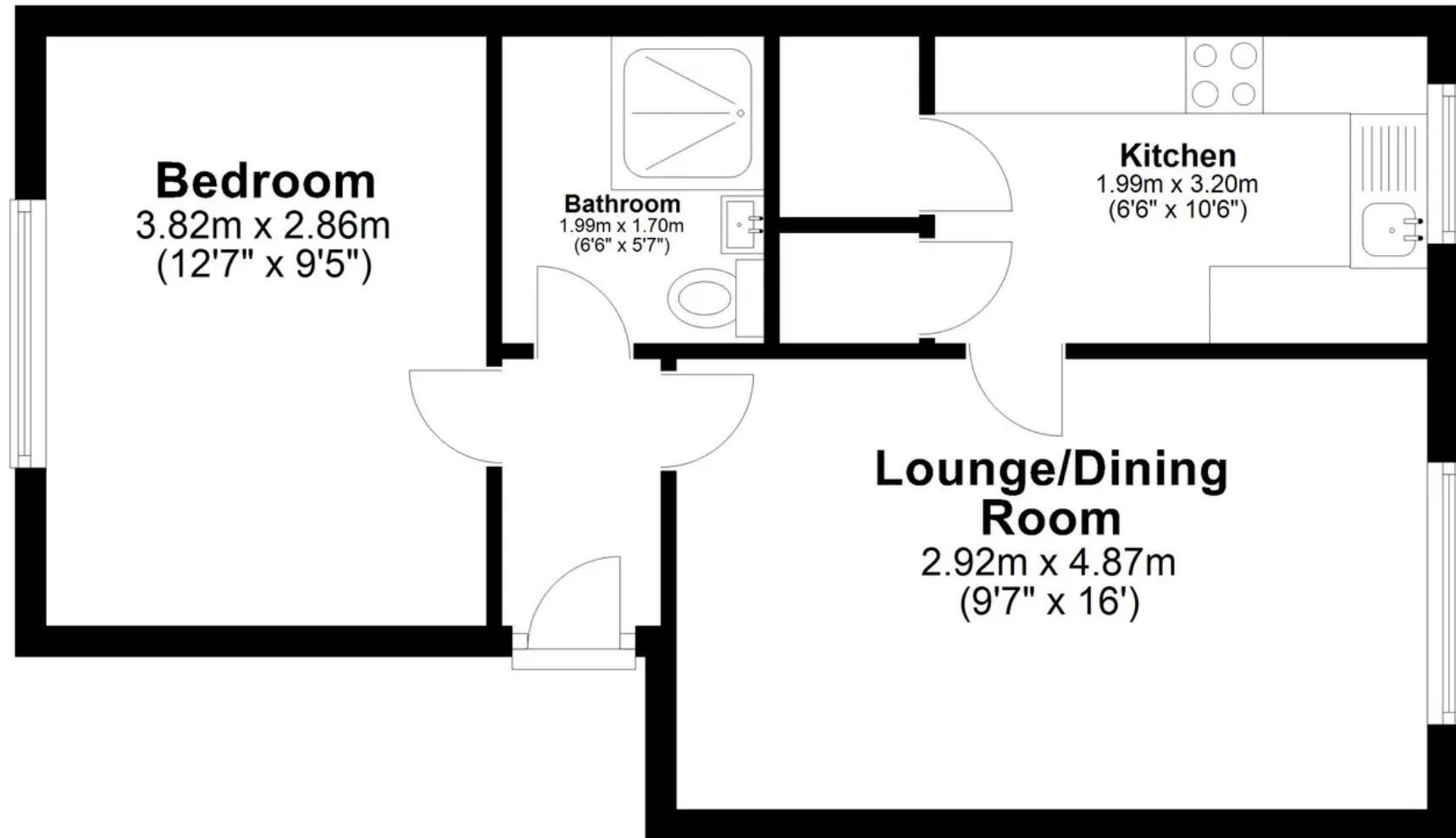






# First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 40.1 sq. metres (431.3 sq. feet)

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





## Ensum Brown

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