



Collingwood Court, Royston SG8 7BY

welcome to

Collingwood Court, Royston

Spacious One-Bedroom Over 60's Apartment - Excellent Location

Entrance Hall

Internal front door opening onto hallway. Double storage cupboard and wall mounted electric radiator.

Lounge/Diner

Double glazed window, electric fireplace, wall mounted electric radiator, archway leading to kitchen and double french doors leading to secluded patio area.

Kitchen

Double glazed window. Fitted kitchen with a mix of wall and base level units, work surfaces incorporating a sink unit with mixer tap. Built in oven and hob with over hood.

Bedroom

Double glazed window. Built in wardrobe and wall mounted electric radiator.

Shower Room

Low level WC, vanity wash hand basin and double shower. Extractor fan and emergency pull cord. Wall mounted heated towel rail.

Externally

Communal Rear Garden

Communal garden is a lovely, well- maintained outdoor space with established trees, attractive planting and neatly kept lawns. It provides a peaceful and pleasant area for residents to relax, socialise and enjoy the surroundings.





Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Agents Notes

Leasehold for 99 years from 24 June 1989

Annual ground rent £215

Annual Service Charge £4141

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welcome to

Collingwood Court, Royston

- ONE BEDROOM OVER 60'S APARTMENT
- GROUND FLOOR
- MODERN KITCHEN
- SPACIOUS LOUNGE/DINER WITH FRENCH DOORS TO GARDENS
- SHOWER ROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 4141.00

Ground Rent: 215.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1989.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Total floor area 45.7 m² (492 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:

RYN110942 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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