



10a Angel Pavement, Royston

£795 PCM

EPC - B



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10a Angel Pavement, Royston, Hertfordshire SG8 9AS

A two bedroom top floor apartment situated in the heart of Royston town centre.

*Entrance Hall * Kitchen/Diner/Lounge* Two Bedrooms * Bathroom*
* Unfurnished* Available September 2021 * Deposit £915 * No Pets Permitted * Energy Rating B*

ENTRANCE HALL:

Wood laminate floor. Light fitting. Radiator.

KITCHEN/DINER/LOUNGE:

Kitchen/Diner area: 12' 3" x 7' 4" (3.73m x 2.24m) Range of Olive gloss units with wood effect worktop. Stainless steel sink and mixer tap. Electric oven with gas hob over and extractor hood. Integrated fridge/freezer. Washing machine. Part-tiled walls. Spotlights. Radiator.

Lounge area: 12' 3" x 10' 12" (3.73m x 3.35m) Window to rear. Wood floor. Two radiators.

BEDROOM ONE:

16' 3" x 8' 1" (4.95m x 2.47m) Window to rear. Wood floor. Radiator.

BEDROOM TWO:

13' 12" x 8' 1" (4.26m x 2.46m) Skylight window. Radiator. Wood floor.

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Notes

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.

BATHROOM

White suite comprising bath with mixer tap and shower attachment. Floor to ceiling tiles. WC. Wash hand basin. Shaver mirror with light. Heated towel rail. Extractor fan.

VIEWING:

Strictly by appointment via Marshalls 01763 247788

Please note there is no allocated parking available with this property.

