



The Old Warehouse, Upper King Street, Royston, Hertfordshire SG8

£795 PCM

EPC - D



The Old Warehouse, Upper King Street, Royston, Hertfordshire SG8 9AZ

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

*First Floor Apartment * Lounge * Two Bedrooms * Kitchen/Diner * Bathroom * Electric Storage Heating* Town Location*
* Unfurnished * Available End Of July 2020 * Deposit: £915 * No Pets Permitted * Energy Rating D*

Entrance door to:

STAIRS TO FIRST FLOOR:

Smoke detector. Carpet.

LOUNGE

17' 2" x 15' 7". (5.24m x 4.74m). Sealed unit double glazed window to side. Two smoke detectors. Wall lights. Storage heater. Telephone point. Cupboard housing fuse box. Carpet.

KITCHEN/DINER:

15' 8" x 11' 7" (4.77m x 3.54m) Sealed unit double glazed windows and French doors with Juliette balcony to front. Range of fitted wall and base units. Black mottled veneered roll edge work surfaces. Stainless steel single drainer sink unit with mixer tap. Electric cooker, ceramic hob with

extractor hood over. Washing Machine. Integral counter fridge & freezer. Part tiled walls. Wood effect flooring.

BEDROOM ONE:

10' x 9' 9". (3.06m x 2.98m). Window to side. Pendant light. Storage heater. Carpet.

BEDROOM TWO:

9' 10" x 8' 11" (3m x 2.73m) Window to side. Pendant light. Storage heater. Carpet.

BATHROOM:

Obscure window to front. White three piece suite comprising panel enclosed bath with shower over. Part tiled walls. Chrome towel rail. Pedestal wash

hand basin with mixer tap. Tiled splashback. Low level w.c. Centre light. Extractor fan.

VIEWING:

Strictly by appointment via Marshalls 01763 247788.

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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.

