



14 West Court, Tannery Drift
Royston

BROWN & CO

14 West Court, Tannery Drift, Royston

Key Features

- Attractive views of Royston Heath
- Stunning 2 - bedroom flat
- Sought after residential area
- Well situated for Therfield Heath and the town centre
- 0.5 miles from mainline rail station with direct links to London King's Cross and Cambridge
- Garage en-bloc with further residents parking area

Summary

A recently decorated and well presented ground floor maisonette situated in an enviable position adjacent to Therfield Heath, offering easy access to both the town centre and mainline rail station with direct links to London King's Cross and Cambridge. The bright and airy accommodation extends to approximately 609 sq. ft. (57 sq. m) with the added benefit of a well maintained communal garden and garage en-bloc.

Area Description

Royston is a market town situated in North Hertfordshire, approximately 15 miles (24 km) south of Cambridge and 42 miles (68 km) north of London. The town benefits from good transport links, with the A10 running north-south through Royston and the A505 providing access to the M11 and A1(M), facilitating regional and national travel. Royston railway station lies on the Cambridge to London King's Cross mainline, offering regular direct services. The fastest journey time to London King's Cross is approximately 37 minutes, while travel to Cambridge takes as little as 14 minutes.

Local amenities include a range of supermarkets, independent retailers, public houses, cafés, healthcare services, and a leisure centre. A traditional outdoor market operates twice weekly. Educational provision includes several primary schools and a

secondary academy. Therfield Heath, a large area of chalk grassland on the edge of the town, offers recreational space for walking and sport, and is also a designated Site of Special Scientific Interest.

Royston's location and transport infrastructure make it a practical base for those commuting to Cambridge, London, or surrounding areas, while its local services provide for day-to-day needs within a compact town setting.

Agents Notes

A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Lease: 944 years

Ground Rent: £5 per annum

Service Charge: £395 per annum

EPC

Current 43 (e)

Potential 78 (c)



Ground floor

Entrance porch

With entrance door, window to the side aspect, tiled floor, door to

Living/ dining room

With window to the front aspect, engineered oak flooring, storage cupboard, door to inner hallway, door to

Kitchen

With window to the rear aspect, range of matching eye and base level units, worktop with inset sink and drainer with mixer tap over, six ring electric oven with chimney style extractor hood over, space for appliances including dishwasher, washing machine and fridge freezer, integral storage cupboard, tiled floor, door to rear access

Inner hallway

with cupboard housing hot water cylinder, engineered oak flooring, doors to

Bedroom one

With window to the front aspect, integral wardrobes

Bedroom two

With window to the rear aspect

Bathroom

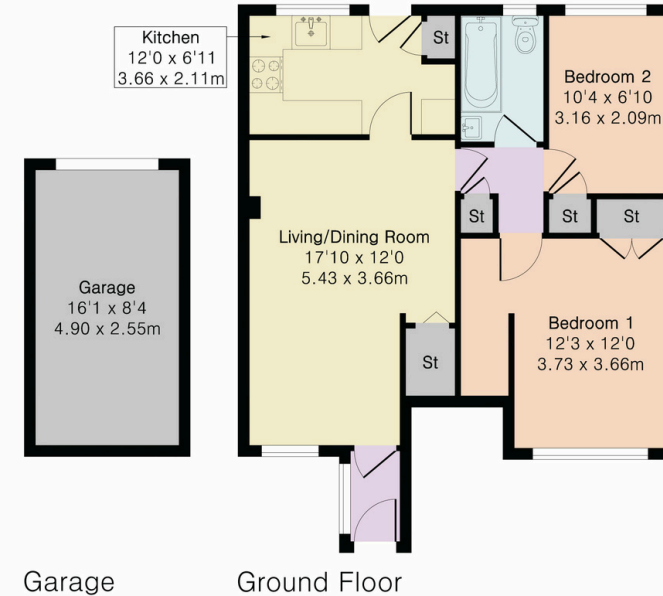
With window to the rear aspect, suite comprising; low level wc with eco flush button, vanity unit with inset wash basin and panelled bath with shower over, chrome heated towel rail





**Approximate Gross Internal Area 609 sq ft - 57 sq m
(Excluding Garage)**

Garage Area 134 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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