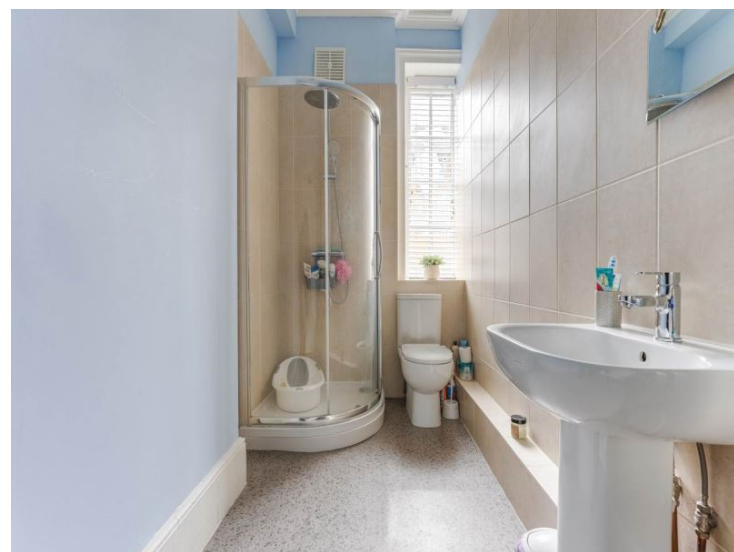




Upton House
Hertfordshire
SG8 5AY





01763259888

Upton House , 4 Baldock Street, Royston, SG8 5AY

£140,000 Leasehold

Abode are happy to offer to market this well proportioned studio apartment in the historic market town of Royston, Hertfordshire. Located in the imposing Grade 2 listed Upton House on Baldock Street, this studio apartment comprises of a large shower room, a well proportioned integrated kitchen and a living area with high ceilings and good storage. The property is offered chain free and would attract a rental income in the region of £900 per calendar month. The property is a short 8 minute walk to the mainline train station with links to Cambridge in 14 Minutes and London Kings Cross in 38 minute. The Therfield Heath Nature reserve is also a 5 minute walk away, making for an ideal country bolt hole or commuter rental property. Please note the service charge includes the gas bill for the property, which will contribute towards achieving the higher rental valuation.

About Royston

Royston is a charming market town situated in the heart of Hertfordshire, a county known for its natural beauty, rich history, and vibrant cultural scene. With a population of around 16,000, Royston is a small but bustling community that offers the perfect blend of countryside tranquillity and urban convenience.

Shower Room: 1.46m (4'10") x 3.65m (12'0")

A three piece suite comprising of Shower, WC and Basin. Window to side aspect.

Kitchen: 1.58m (5'3") x 3.65m (12'0")

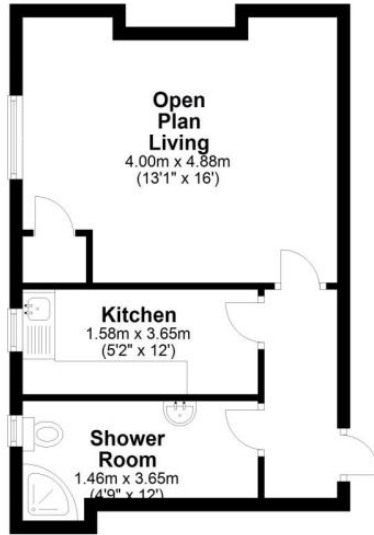
A fitted kitchen with electric oven and hobs, and stainless steel sink.

Living Area: 4.00m (13'2") x 4.88m (16'1")

A large and light room, with high period ceilings, sash window to side aspect, integrated wardrobe, and built in shelving.

Ground Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



Total area: approx. 34.8 sq. metres (374.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	