



Gresley Lodge
Hertfordshire
SG8 5AG





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Gresley Lodge, Old North Road, Royston , SG8 5AG

£170,000 Leasehold

Abode are happy to offer to market this one bedroom apartment in the Historic market town of Royston, Hertfordshire. Located near to Royston mainline train station this property would be ideal for commuters looking to easily reach London or Cambridge. The property is well presented with modern kitchen, leading to an open plan living area. The shower room has recently been renovated and has a walk in double shower. Whilst the double bedroom has built in wardrobe. There is also additional storage in the hallway with a cloakroom, and emersion storage, making for a well designed 1 bedroom apartment. The property further benefits from an allocated parking space. If you're looking for a rental investment this property would be ideal, with rental income expected to achieve £11,400 PA a 6.7% yield before costs, in a high demand area this will likely improve over the coming years. Contact Abode to view today.

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.

Entrance Hall:

With cloakroom cupboard, and additional closet. Electric storage heater and doors to all rooms.

Kitchen:

A modern fitted kitchen, including integrated electric oven, hobs with stainless steel extraction above, and basin with drainage area. Open plan to living area.

Open Plan Living Area: 3.48m (11'6") x 6.39m (21'0")

With floor to ceiling single glazed window over looking the communal gardens, electric storage heater.

Shower Room: 2.03m (6'8") x 2.06m (6'10")

Comprising of a recently installed three piece suite with walk in shower, WC, and basin with vanity unit beneath, the room is finished with stainless steel towel rail.

Bedroom: 3.08m (10'2") x 3.56m (11'9")

With double glazed window to front aspect, electric storage heater, and doors to built in wardrobe.

Second Floor

