

Royston Flats 59 (Lot 125), 60 (Lot 126), 72 (Lot 127) & 78 (Lot 128) Goodes Court, Baldock Road, Hertfordshire SG8 5FP

- **Four Newly Built Leasehold Self-Contained Purpose Built Flats**
- Comprising 2 x Two Bedroom and 2 x One Bedroom Flats
- Offered with Secure Allocated Parking Spaces
- To be offered either Individually or Collectively

Vacant Possession



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 2.30 – 3.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Home Property Lawyers (Ref: TS).
Tel: 01904 686346.
Email: trevor.stell@homepropertylawyers.com

Joint Auctioneer

Messrs Marshalls.
Tel: 01763 247788.
Email: sales@marshallsproperties.co.uk

VACANT – Four Leasehold Flats



Tenure

Leasehold. Each flat will be held on a new lease for a term of 125 years at a ground rent of £250 per annum.

Location

The properties are located on the north side of Heath Avenue, less than half a mile from Royston town centre. Royston Golf Club is close by, whilst Therfield Heath Nature Preserve is slightly further to the west. Royston town centre to the east provides a range of local facilities. The further amenities of Cambridge are accessible to the north. The A10, A1(M) and M11 Motorway are all accessible. Royston Rail Station is approximately 0.7 miles to the north.

Description

The property comprises four newly built self-contained flats situated within a purpose built block arranged over lower ground, ground and two upper floors. The ground floor flats benefit from a patio area, whilst the upper flats benefit from a balcony area. There is an underground car park. The property is set within communal gardens. The flats are presented in good internal condition and will be offered either individually or collectively. The flats also come with a full ten year Premier Guarantee.

Accommodation

A schedule of Accommodation is set out below.

Lot	Flat	Floor	Accommodation
125	59	Ground	Reception Room/Kitchen, Bedroom with En-Suite Shower/WC, Bedroom, Bathroom/WC
126	60	Ground	Reception Room/Kitchen, Bedroom, Bathroom/WC
127	72	First	Reception Room/Kitchen, Bedroom with En-Suite Shower/WC, Bedroom, Bathroom/WC
128	78	Second	Reception Room/Kitchen, Bedroom, Bathroom/WC

Flats 60 (Lot 126) and 78 (Lot 128) have a single allocated parking space each. Flats 59 (Lot 125) and 72 (Lot 127) have two allocated parking spaces each.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allstop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

Lot 129 - WITHDRAWN