



**Ailsa Row, Royston, SG8 7DU**

**CHEFFINS**

## Priory Close

Royston,  
SG8 7DU

Ailsa Row is an exclusive development of just 4 homes. Boasting an elevated position these homes benefit from being just a short distance to the heart of Royston in a sought after location.



4  
4  
4

**£610,000**



**Location**

The homes have been built in an elevated position with shared gardens to the front and private gardens and parking to the rear.

Situated in the popular town of Royston, with convenient shopping options on the outskirts and a town centre filled with cafes, restaurants and pubs, to essential services such as healthcare and education.

Royston benefits from easy access to major roadways like the A10, A1M and M11, along with a mainline train station with direct routes to London Kings Cross in under 40 minutes.

**Ailsa Row**

A development of just four luxurious new homes within an exclusive, attractively landscaped setting.

The development offers a mix of 2 and 3 storey semi-detached houses in a prominent position. Each home has been designed and built to the highest standard.

The properties are currently available to reserve prior to completion - anticipated Summer 2024

**Material Information (paragraph)**

Tenure - Freehold

Annual Service Charge - TBC - A small charge will apply for the maintenance of the shared landscaping to the front and access road to the rear.

Council Tax Band - TBC

Number & Types of Room - Please refer to floor plan

Square Footage - Ranging from 1,308 - 1,564

Parking - Driveway to the rear

**UTILITIES/SERVICES**

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Gas fired boiler

Broadband - Super fast options available

Mobile Signal/Coverage - Good

EPC - Anticipated B

**Specification**

External materials & finishes:

- Selected red facing bricks
- Roofing: Concrete tiles, Marley Ashmore Smooth Brown, Old English Red Hanging tiles
- Timber shed to all rear gardens
- UPVC double glazed windows
- Fascia & Soffit white UPVC
- Black composite front door
- Kitchen bi-folds into garden
- Black UPVC guttering with half round down pipes & gutters
- Block paved parking
- Timber closeboard fence to boundaries
- Grass & feature planting
- New rear garden turf laid

- Paved patio across full width of garden

**Services & Utilities:**

- Surface water – Soakaways
- Foul water – Gravity fed into existing network
- Water / Electric / Gas – Independent services connected direct into mains infrastructure

**Mechanical Specification:**

- Energy efficient Vaillant boiler.
- Underfloor heating to ground floor and radiators to first and second floor areas, with thermostatic control.
- Heated chrome towel rails in bathrooms and ensuites.
- Hot water supplied from a pressurized indirect Vaillant cylinder linked to the heating system.
- Mains water supplied to all outlets with isolation service valves to all appliances.
- Soils & wastes in UPVC pipe and fittings.
- Extract fans to be provided to cloakroom, all bathrooms and ensuites under switch control with humidity and timer delay override.
- Calsoft mini metered water softener with high flow kit installed.

**Electrical Specification:**

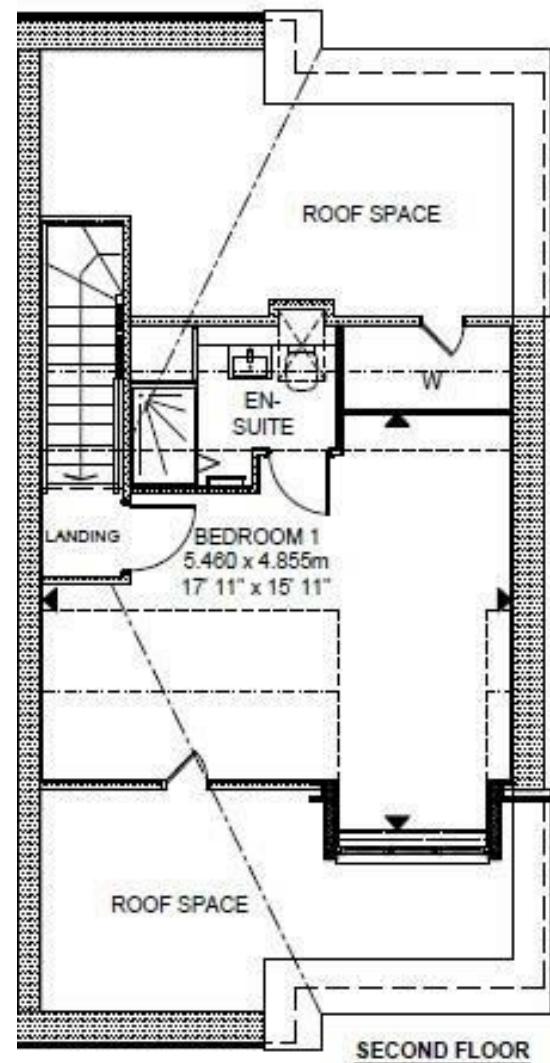
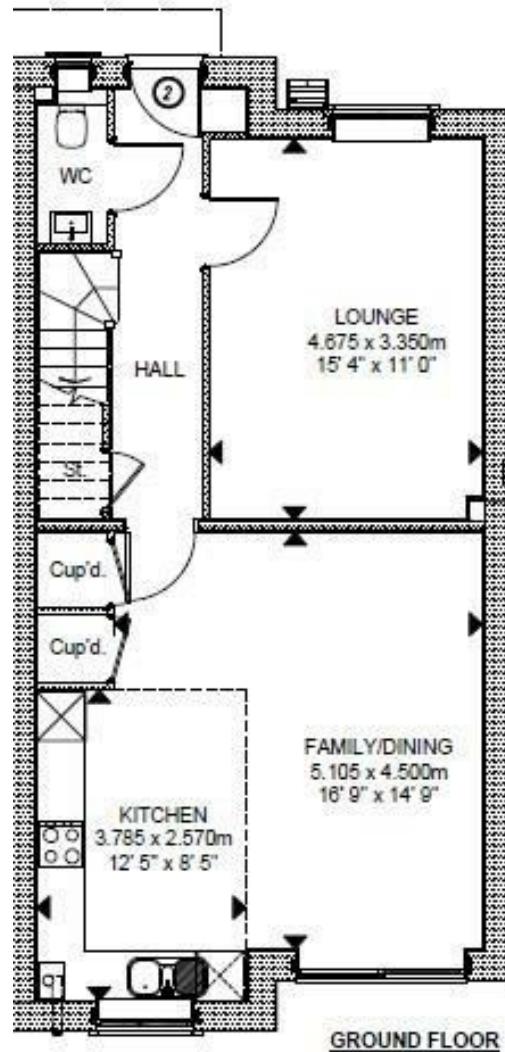
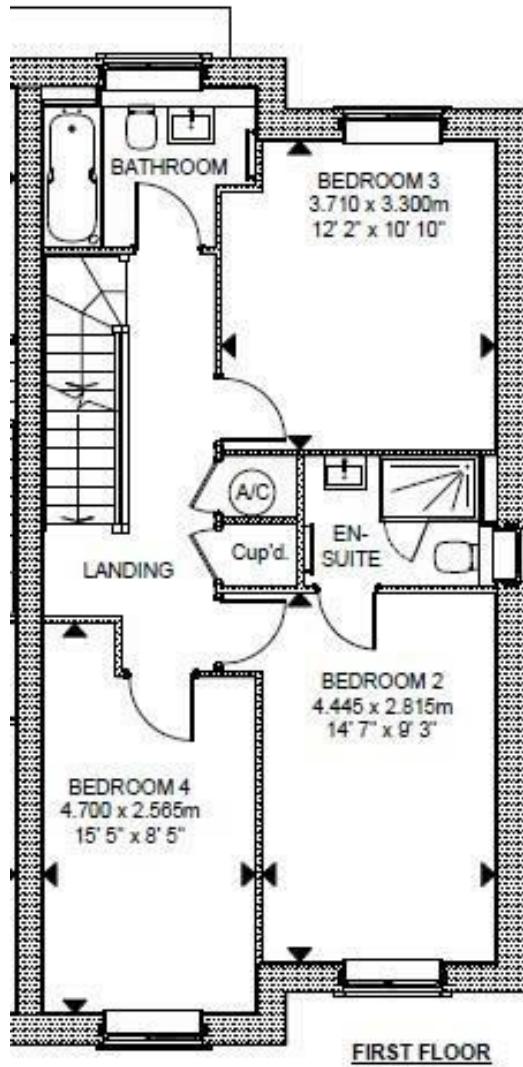
- Combination of low energy downlights and pendant light fittings
- Switched PIR light adjacent to front door and rear light with kitchen switch
- Night time lighting to parking area and all paths
- All light switches to be polished chrome / white
- TV points I living room, kitchen and bedrooms
- Master BT point and router under stairs, CAT6 ethernet cable hard wiring to all TV points
- Intruder alarm system
- Electric vehicle charging point for each property

**Kitchen & Utility:**

- Ashwell contemporary Strada matt units and CQ ice storm worktops, with worktop upstand and splash back to hob
- Plot 1 & 4 units in Marine Blue
- Plot 2 & 3 units in Cashmere
- Under cabinet spot lighting
- Chrome sprout tap and stainless-steel U-sink
- Neff appliances including integrated oven & hob, microwave, fridge freezer, dishwasher & washing machine

**Internal Finishes:**

- Ceilings – plaster board, smooth plastered painted white
- Walls – smooth plastered, decorated with white emulsion base paint mixed with Khaki Mist 5
- Flooring – Invictus Maximus New England LVT flooring range (Sand) to entrance hall, kitchen/dining room, WCs and all bathrooms. To be laid linear pattern except ensuites which will be Herringbone style
- First Impressions carpet to living room, stairs, landings and bedrooms
- White Iseo internal doors with chrome plated furniture
- White painted softwood staircase with timber spindles
- White ROCA sanitaryware comprising wall hung WC's, vanity wash basins, panelled bath and thermostatic showers
- Just Tiles Mohair Gris Porcelain tiles in all bathrooms, ensuites and WC's
- Chrome plated Vado taps and valves
- No. 4 Ailsa Row, fireplace - Capital Bassington Eco Stove with black granite hearth.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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