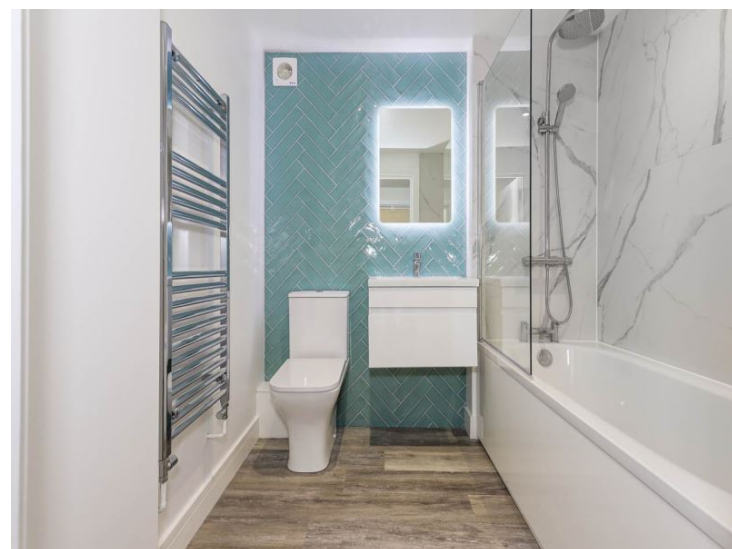




Kneesworth Street
SG8 5AA

£1,300 Monthly

abode



01763259888

Abode are delighted to offer this stylish two bedroom first floor apartment in the heart of the historic market town of Royston. You will be exceptionally comfortable in this desirable development, which has been designed for modern living, with USB sockets and Alexa enabled light switches throughout the property. The building has a luxury feel and the apartments have been specified to a very high standard with a stylish kitchen consisting of contrasting units and worktops, and striking bathrooms with beautiful herringbone tiled feature wall. Within walking distance to Royston's train station (connections to London, Cambridge & Brighton), this generous sized apartment is ideal for commuters or locals who wish to enjoy Royston's town centre with an array of Coffee Shops, Restaurants, shops and amenities - with the stunning Therfield Heath just a short walk away. There is no parking available at the property, viewing by prior appointment only.

Bathroom (First Floor) 1.95m (6'5") x 2.05m (6'9")

A three piece bathroom suite, comprising of bath with shower above, WC, and basin with vanity beneath. A backlit mirror and heated towel rail complete this chic bathroom.

Bedroom 1 (First Floor) 4.56m (15'0") x 3.55m (11'8")

With window to rear aspect, smart lighting, and USB charging points on sockets.

Bedroom 2 (First Floor) 2.13m (7'0") x 3.32m (10'11")

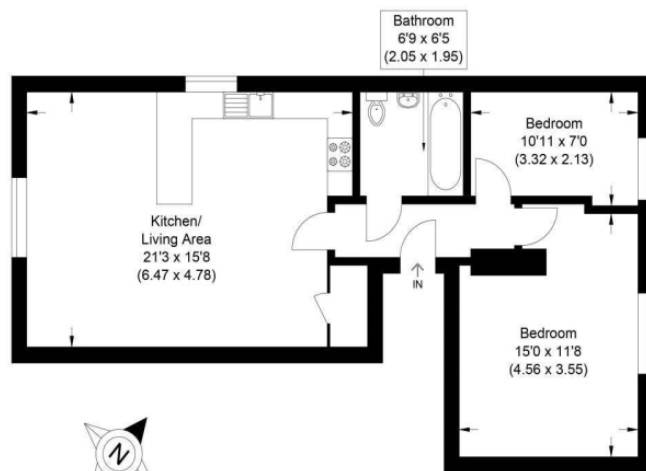
With Sash windows to rear aspect, and USB charging points on socket.

Entrance Hall (First Floor)

Kitchen / Living Area (First Floor) 4.78m (15'9") x 6.47m (21'3")

Open plan kitchen and living area, complete with breakfast bar, induction hobs, electric oven, washer/drier, dishwasher and fridge freezer. Double glazed windows to front aspect and cupboard housing the emersion cylinder.

Approximate Gross Internal Area
62.28 sq m / 670.37 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	