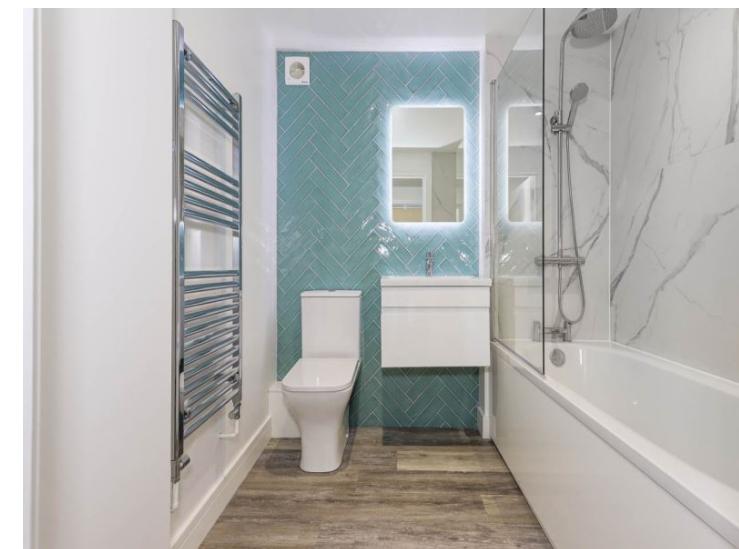




Kneesworth Street  
SG8 5AA

£1,300 Monthly

abode



01763259888

Abode are delighted to offer this stylish two bedroom penthouse 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 are 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.

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

A three piece suite, comprising of a bath with overhead shower, basin, WC, and heated towel rail.

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

With USB plug points for charging convenience and sash window to rear aspect.

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

With USB plug points for charging convenience and sash window to rear aspect.

**Entrance Hall (Second Floor)**

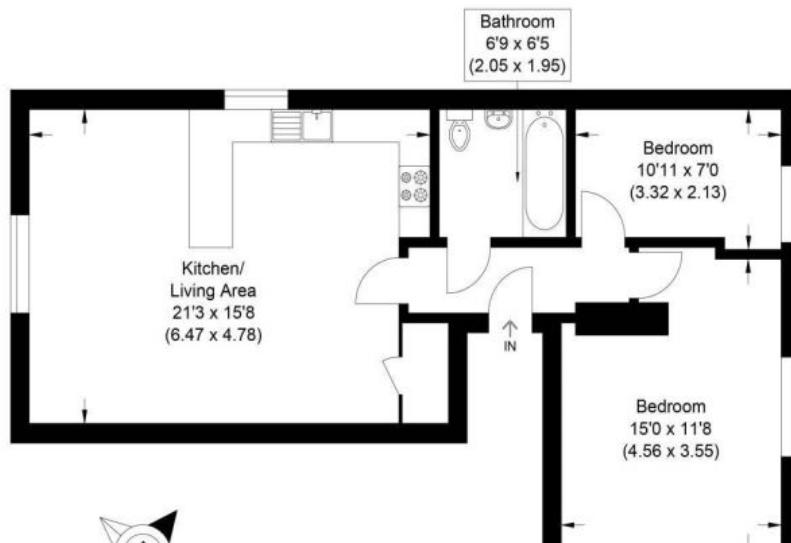
With doors leading to both bedrooms, bathroom, and living area.

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

Open plan living area, the kitchen is fully tiled with integrated Italian Lamona electric oven, hobs, fridge/freezer, dishwasher and washer/drier. Double glazed windows to front aspect.

[[FloorPlanPhotos.Photo.StorageKey]:GetDBImage()]

Approximate Gross Internal Area  
62.28 sq m / 670.37 sq ft



#### Energy Efficiency Rating

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