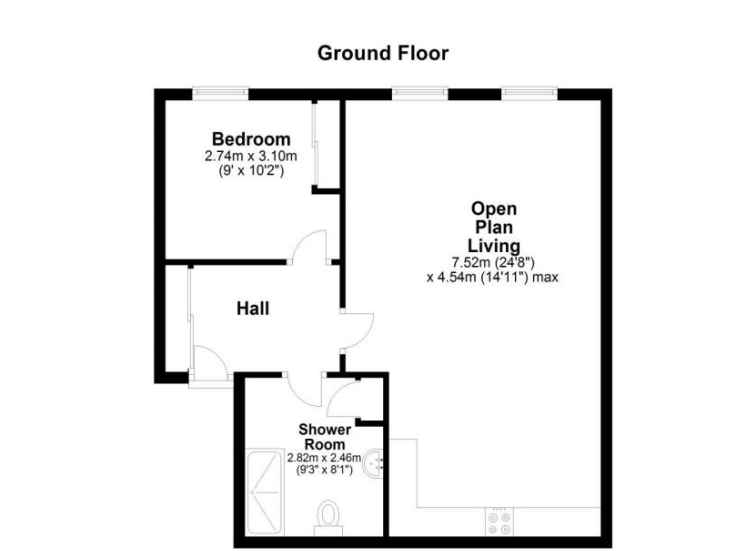




Goodmans House  
SG8 9FS

£1,100 Monthly

abode



01763259888

Abode are delighted to offer this modern one bedroom first floor apartment in the heart of Royston. The property is finished to a high standard, with a generous 33 square meter open plan living space, complete with designer kitchen and period sash windows. The shower room is of a high specification, with double length walk in shower, stainless steel towel rails and backlit bathroom cabinets. The apartment building is located on Upper King Street, a short 7 minute walk to Royston's mainline train station, with trains to London King's Cross in 38 minutes and Cambridge central in 13 minutes. Viewings by prior appointment only.

**Bedroom (First Floor) 2.74m ( 9'0" ) x 3.10m ( 10'3" )**

With fitted double wardrobes, and period style sash window.

**Hallway (First Floor) 1.47m ( 4'10" ) x 2.46m ( 8'1" )**

With built in sliding wardrobe, doors to shower room, bedroom and lounge.

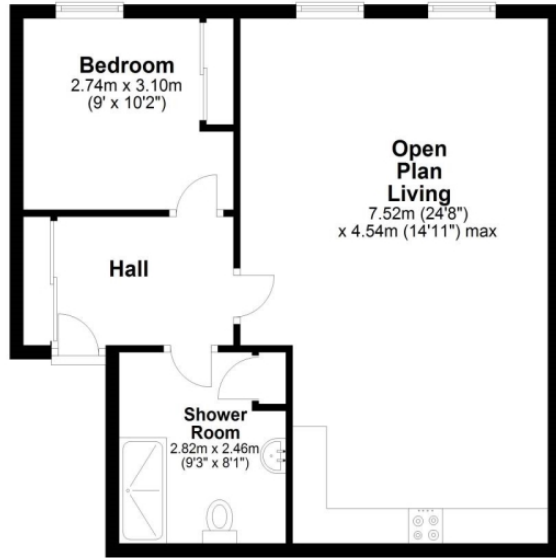
**Open Plan Living Area (First Floor) 4.54m ( 14'11" ) x 7.52m ( 24'9" )**

This generous living area benefits from two large period sash windows, a newly fitted kitchen with integrated electric oven with stainless steel extractor above, stainless steel sink, integrated fridge and freezer.

**Shower Room (First Floor) 2.46m ( 8'1" ) x 2.84m ( 9'4" )**

A three piece suit comprising of double length walk in shower, WC and basin with vanity beneath. The room benefits from stainless steel towel rail and back lit mirrored bathroom cabinet. Door to cupboard with the immersion heater.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	