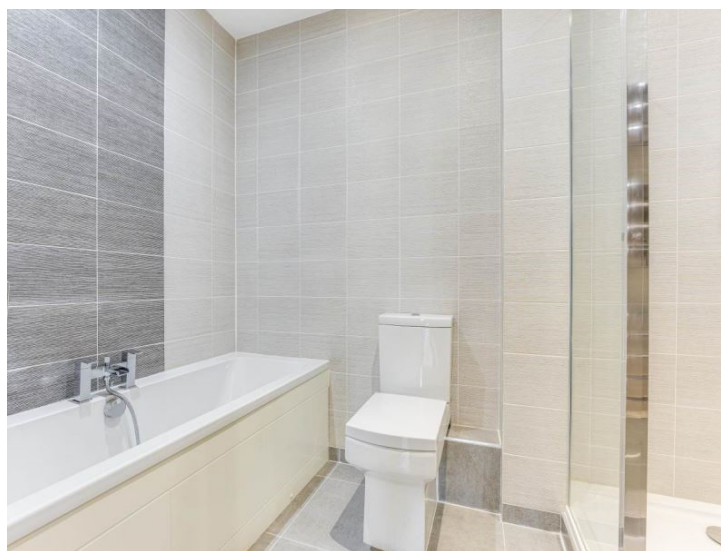




Victoria Place
SG8 6JR

£1,300 Monthly

abode



01763259888

Abode are happy to offer this two bedroom new build apartment in the sort after village of Meldreth. Ideal for commuters being adjacent to Meldreth station, the property is finished to a very high standard. It benefits from underfloor heating, video entry system, triple glazing, air source heat pumps, high specification kitchens and bathroom suites. The property comprises of a 4 piece suite bathroom, open plane kitchen, dining and living area, and two double bedrooms. There is allocated parking for one car, early viewing is highly recommended, available from the 26th of September.

Images and floor plans are for the ground floor flat, and only for representation, but will be very similar to the apartment above, the property will be fully carpeted.

Bathroom (First Floor)

A three piece suite comprising of bath with shower above, WC and Basin.

Bedroom 1 (First Floor) 2.93m (9'8") x 3.55m (11'8")

With window to side aspect

Bedroom 2 (First Floor) 2.05m (6'9") x 3.55m (11'8")

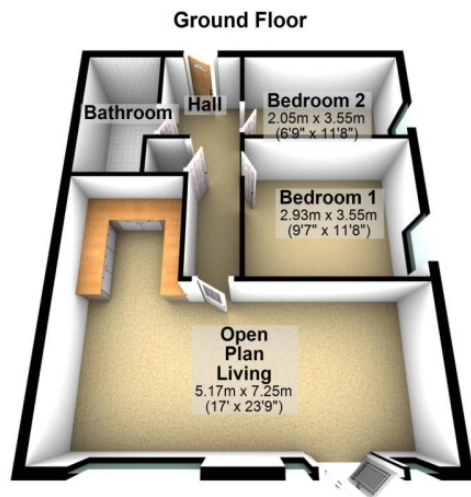
With window to side aspect

Kitchen (First Floor)

open plan leading to dining area. Stainless steel oven beneath counter with extractor hood above.

Living/Dining (First Floor) 7.25m (23'10") x 5.17m (17'0")

Open plan living dining room, leading to Kitchen, this first floor apartment does not have French doors as photographed.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |