



Sillence Court  
SG8 9AQ

£1,200 Monthly





01763259888

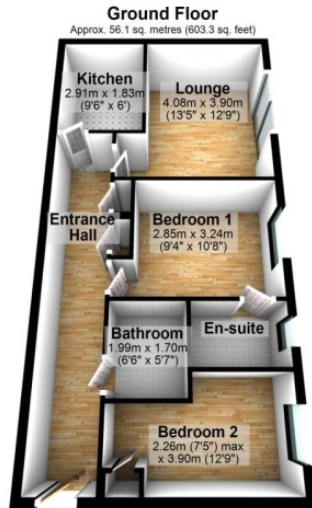
## Sillence Court, Upper King Street, SG8 9AQ

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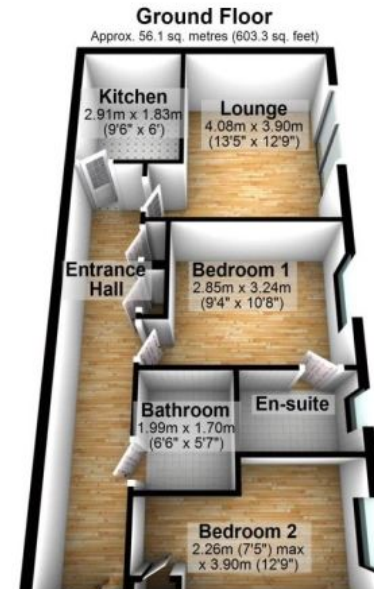
Nestled in the heart of Royston, Abode are pleased to offer this spacious 2 bedroom apartment in a popular development with a communal garden. This self-contained ground floor flat offers a master bedroom with ensuite, a second bedroom/home study, a light and spacious living/dining area with a Juliet balcony, and a fitted kitchen.

The flat also benefits from wall-mounted electric heating and wood effect laminate flooring, which runs along the hall and into the kitchen and living room. Further benefits include underground parking space! A short walk to the High Street and mainline train station makes this an ideal property for commuting to London or Cambridge.

[www.abodetc.co.uk](http://www.abodetc.co.uk)



Total area: approx. 56.1 sq. metres (603.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>	AWAITING VALUES	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	