



Briary Lane
SG8 9BT

£1,175 Monthly





01763259888

We are pleased to offer this two bedroom apartment in a fantastic location, with a short walk to both Royston Town Centre and Mainline Train Station. The property comprises of a spacious kitchen and lounge, two double bedrooms and a bathroom. The communal areas in the apartment block are well maintained and the property also boasts two allocated parking spaces. Viewings available by appointment on Saturday 25th October 2025.

Bathroom (First Floor) 2.37m (7'10") x 1.87m (6'2")

Window to rear aspect, shower over bath, hand basin and toilet. New wood effect vinyl flooring has recently been laid.

Bedroom 2 (First Floor) 2.42m (8'0") x 3.30m (10'10")

Window to front aspect, storage heater. Recently decorated and carpeted.

Hallway (First Floor)

Front door leading to stairwell in apartment block. Doors leading to cupboard for boiler and storage, bathroom, kitchen, lounge and both bedrooms.

Kitchen (First Floor) 3.40m (11'2") x 3.15m (10'5")

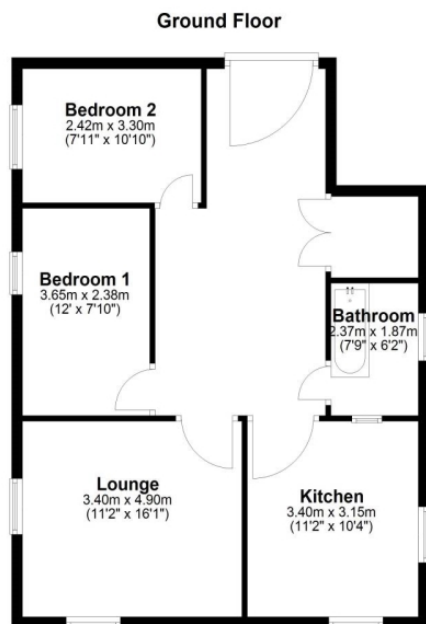
Two windows to side and back aspect. Fitted base and wall units. Undercounter fridge, washing machine, integrated hob and oven.

Lounge (First Floor) 3.40m (11'2") x 4.90m (16'1")

Spacious lounge with two windows to front and side aspect, storage heater. Recently decorated and carpeted.

Master Bedroom 3.65m (12'0") x 2.38m (7'10")

Window to front aspect, storage heater, fitted wardrobe and storage. Recently redecorated and carpeted.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	79
(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	