



Station Yard  
SG8 6JR

£1,100 Monthly

abode



01763259888

Abode are happy to offer this one 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 plan kitchen, dining and living area, and a large double bedrooms with Juliet balcony. There is allocated parking for one car, early viewing is highly recommended, available from the 7th of March 2026. Meldreth is a lovely South Cambridgeshire village, with trains to Cambridge in 13 minutes and London in 1 hour 7 minutes. The village benefits from pre & primary schools, a sports club, convenience store, and village pub.

**Bedroom (First Floor) 4.33m ( 14'3") x 3.72m ( 12'3")**

with window to side aspect, and double Juliet doors to front aspect.

**Hallway (First Floor) 1.05m ( 3'6") x 2.66m ( 8'9")**

with doors to bathroom and open plan living area. Terminal for video entry system and thermostat controls.

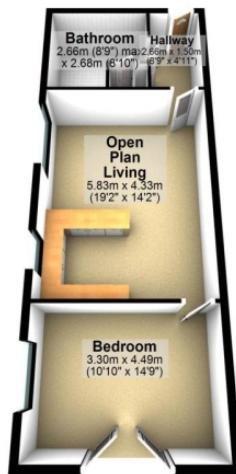
**Open Plan living area (First Floor) 4.33m ( 14'3") x 5.83m ( 19'2")**

Including segregated kitchen dining area, with stainless steel oven and extractor hood, breakfast bar and stainless steel basin. Two windows to side aspect.

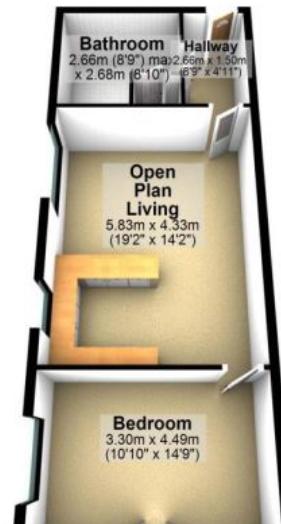
**Bathroom 2.68m ( 8'10") x 2.64m ( 8'8")**

A four piece suite, comprising a bath, basin, WC, and double length shower. Window to side aspect, floor to ceiling tiles and heated towel rail.

First Floor



First Floor



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92- A)                                     |                         |           |
| (81-91) B                                   | 82                      | 82        |
| (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 |           |