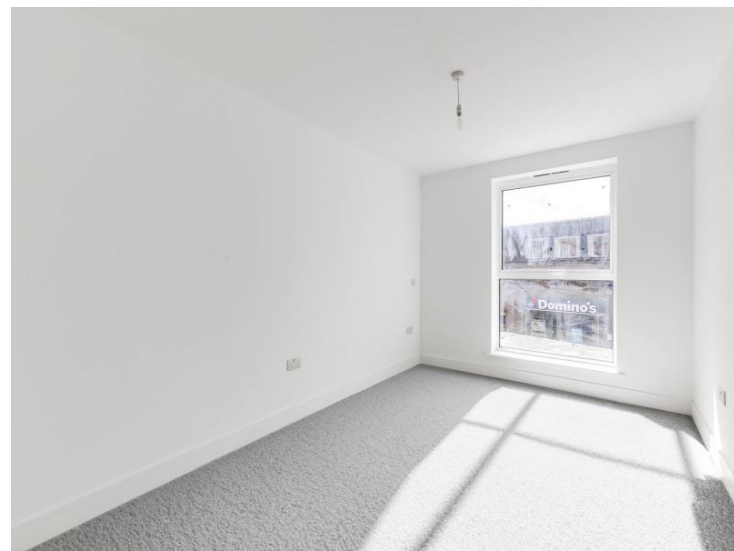




Ley Line House
Hertfordshire
SG8 7BT





01763259888

Ley Line House, Melbourn Street, Royston, SG8 7BT

£250,000 Leasehold

Abode are delighted to offer this executive 2 double bedroom apartment for sale in the centre of the historic market town of Royston. The newly converted property has been finished to exacting standards throughout. The property benefits from allocated parking, and excellent sound and heating insulation. Newly developed infra red heating, results in no radiators and app controllable heating. The stunning open plan living area has bi-folding doors onto a balcony looking towards the trees of Richard Cox House. The open plan main living area includes high end kitchen from Trademark Kitchens with quartz counter tops and all white goods included. The buyer will have a choice of finish for the flooring, to help make the apartment their own. Located in central Royston the property is a short 8 minute walk to the mainline train station, reaching London Kings Cross in 38 minutes and Cambridge in 14. There are a plethora of restaurants and bars in the local area, as well as several gyms and health centres making this an ideal property for first time buyers, commuters or landlords. Please contact Abode today to view this unique town centre apartment.

About Royston

Open Plan Living Area: 5.01m (16'6") x 7.02m (23'1")

The stunning open plan living area benefits from designer kitchen, dining area, lounge area next to bifolding doors leading to your own private balcony.

Bedroom 1: 2.88m (9'6") x 4.22m (13'11")

With double glazed windows to front aspect

Bedroom 2: 2.88m (9'6") x 4.22m (13'11")

With double glazed window to front aspect.


Bathroom: 2.13m (7'0") x 2.03m (6'8")

A three piece suit, comprising of bath with shower above, WC, and basin with vanity beneath, heated stainless steel towel rail.



Total area: approx. 69.3 sq. metres (746.4 sq. feet)



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