



Priory Lane
Hertfordshire
SG8 9DU

abode



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Abode is delighted to offer this impressive one-bedroom Victorian police station apartment. This property offers a rare opportunity to purchase a freehold ground floor flat with very spacious living typical of a Victorian building.

The property offers high ceilings, a large living room/dining area, a large double bedroom, a separate kitchen and dining room, an ensuite and an entrance hall.

Interestingly the property still has it's original blue door from when it was a police station.

This property also has its own front gated garden which can accommodate for plenty of storage. The flat comes with on road parking and is situated opposite Royston Park which offers 18.2 acres of lush greenery, woodlands, and meandering pathways.

Town and amenities are just a step away and Royston railway is just a 10 minute walk with direct lines to both London and Cambridge.

A lovely rare flat for first time, retirement or buy to let buyers on offer.

The property attracts a possible rental income of £1035 per calendar month.

Entrance Hall:

with a bold blue exterior door, leading to kitchen, lounge, shower room and bedroom.

Kitchen:

A fitted kitchen complete with electric oven and hobs, stainless steel extractor fan, and washing machine. The room features sash windows to the front aspect and has high period ceilings with recessed downlighters.

Lounge:

With high ceilings, recessed spot lights, triple glazed windows to front and side aspect.

Bedroom:

A large double with triple glazed window to side aspect, high ceilings with recessed spotlights, and door to cupboard.

Shower Room:

A three piece suit comprising of Shower, WC, and basin with vanity beneath.

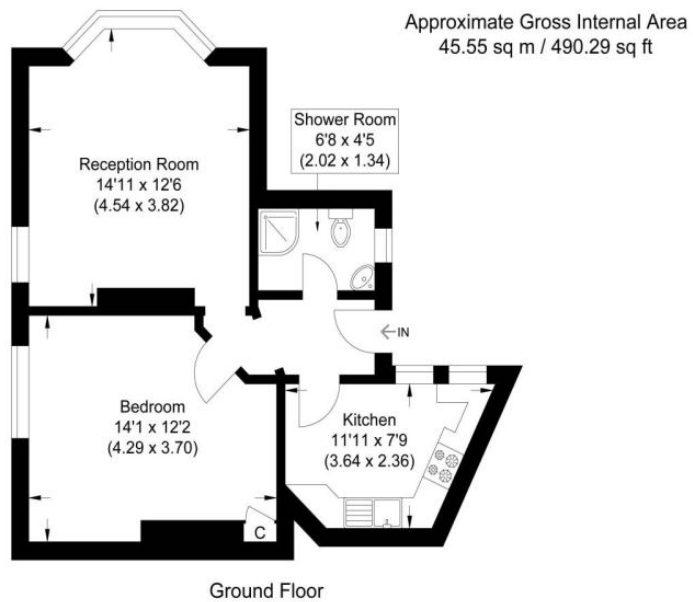


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	