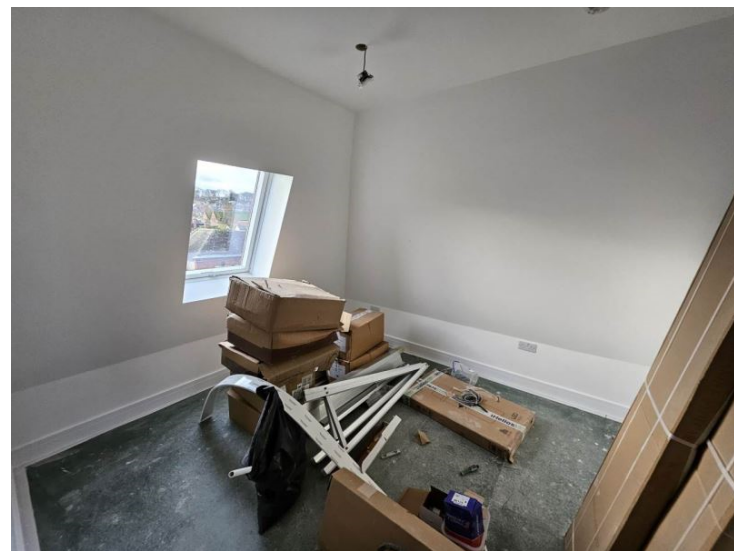




Ley Line House  
Hertfordshire  
SG8 7BZ





01763259888

# Ley Line House, 12 Melbourn Street, Royston, SG8 7BZ

£230,000 Leasehold

Last two apartments available! Abode are delighted to offer to market this new build penthouse apartment in the centre of Royston Hertfordshire. The one bedroom apartment is designed and built to the highest standards, the main living area comes complete with a modern kitchens supplied by Trademark Kitchens and three Velux blinds provide stunning views across Royston for the living area. There is also a double bedroom and well appointed shower room. The property is designed to be eco friendly, including infra-red heating, so no unsightly radiators and next generation water boilers from Mixergy. The apartment come with 2200 Watts of solar panels owned by the property, and insulation standards to the highest specifications. The property further benefits from a secured parking space. The property is complete and ready to view, please contact Abode today to arrange viewing.

## About Royston

Royston is a charming market town situated in the heart of Hertfordshire, a county known for its natural beauty, rich history, and vibrant cultural scene. With a population of around 16,000, Royston is a small but bustling community that offers the perfect blend of countryside tranquillity and urban convenience.

### Entrance Hall:

With entrance intercom and large 2.2 by 1.26 square meter cupboard.

### Open Plan Living Area: 3.08m ( 10'2") x 6.07m ( 19'11")

The light open plan living area has LED spotlights throughout, the infra-red heating creates clean lines with no radiators. The kitchen is supplied by Trademark Kitchens benefits from quartz counter tops, an island design, and includes oven, conduction hobs, dishwasher, fridge freezer and washer drier. Three Velux windows to the rear aspect finish this light contemporary room.

### Bedroom: 3.23m ( 10'8") x 2.98m ( 9'10")

With Velux window to the front aspect.

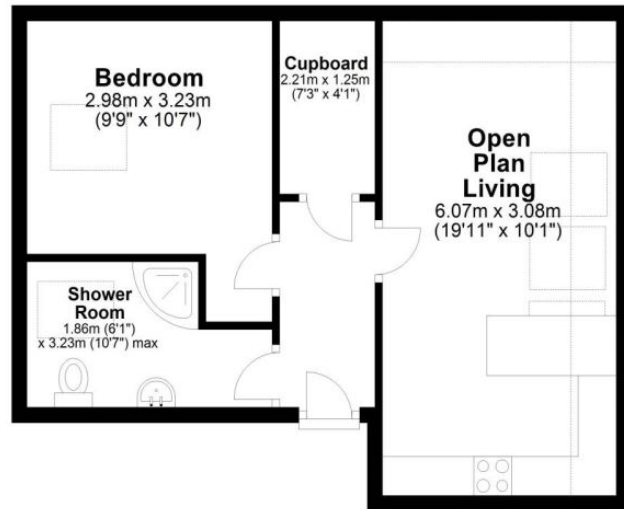
### Shower Room: 1.86m ( 6'2") x 3.23m ( 10'8")

A three piece suite comprising of shower, WC and basin with vanity beneath. The room includes heated towel rail and Velux window to front aspect.



## Ground Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 41.8 sq. metres (450.4 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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	