



Ley Line House
Hertfordshire
SG8 7BT





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

£270,000 Leasehold

Abode are delighted to offer this executive 2 double bedroom apartment for sale in the centre of the historic market town of Royston. This is a great opportunity to put your own design tastes on this town centre apartment. The property is being finished to a high standard, with special attention to becoming an efficient building, including one allocated parking bay, and excellent sound and heating insulation, with next generation invisible infrared heating system and smart boilers. Kitchens and bathrooms are being supplied by Trademark Kitchens Royston's premier Kitchen supplying firm. The stunning open plan living area has bi-folding doors onto a balcony looking towards the trees of Richard Cox House. 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 18. 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. The property is due to be completed November 2023 For more information and to arrange a viewing contact Abode today.

About Royston

Open Plan Living Area: 6.69m (22'0") x 3.81m (12'6")

The stunning open plan living area benefits from designer kitchen, dining area, lounge area next to bifolding doors leading to your own private balcony. The sleek finish includes sightless infra red heating and your choice of flooring finish.

Bedroom 1: 2.77m (9'2") x 4.11m (13'6")

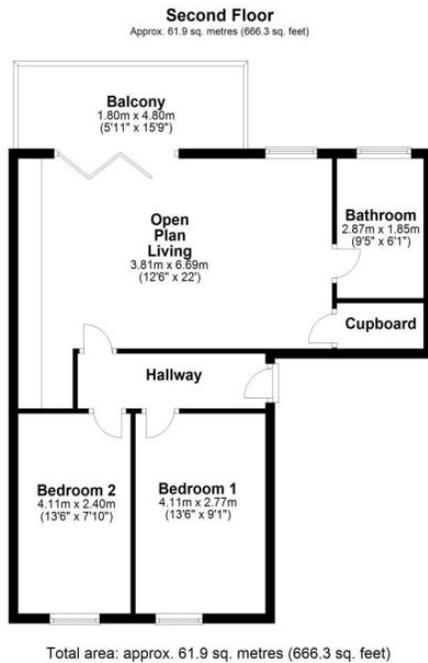
With double glazed windows to front aspect, includes sightless infra red heating.

Bedroom 2: 2.40m (7'11") x 4.11m (13'6")

With double glazed window to front aspect, includes invisible infra red heating.

Bathroom: 1.85m (6'1") x 2.87m (9'5")

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) 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	