



Ley Line House  
Hertfordshire  
SG8 7BT





01763259888

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

£260,000 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 property is being sold off plan, with a choice of kitchen, tiles, and flooring. 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, allocated parking bay with electric charging port, and excellent sound and heating insulation. 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. For more information and to register your interest contact Abode today.

**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" )**

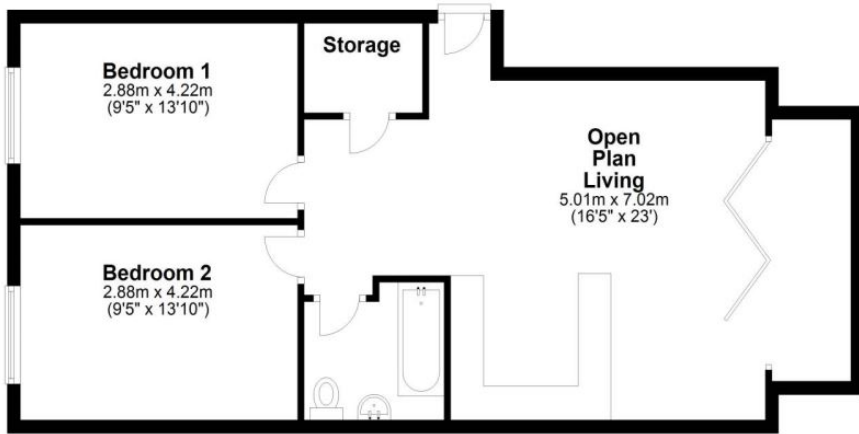
With double glazed window to front aspect.

**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.

**First Floor**

Approx. 68.0 sq. metres (731.4 sq. feet)



Total area: approx. 68.0 sq. metres (731.4 sq. feet)

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