



# 2 The Beeches, New Road

Melbourn, Royston,  
Cambridgeshire, SG8 6BX  
Leasehold £210,000

country  
properties



This well-maintained ground floor apartment, in need of some minor cosmetic touches, is situated in the lovely village of Melbourn. It's proximity to Meldreth Train Station (0.9 miles) makes this home this apartment the ideal home for commuters, with easy access to both Cambridge and London. It's extremely long lease, low charges and competitive price also makes this ideal for first time buyers and investors alike! The property comprises of entrance hallway with ample built-in storage space, bathroom, two good sized bedrooms, modern kitchen, and a generous lounge. Externally, this property boasts a communal garden area and allocated parking with additional visitor spaces available

• CHAIN FREE!

- Ground floor apartment
- Walking distance to train station
- Allocated parking
- Two bedrooms
- Modern kitchen
- Council Tax band C
- EPC rating TBC

## Accommodation

### Hallway

9' 0" x 13' 7" (2.74m x 4.14m)

Laminate flooring, electric heater, access to bathroom, access to both bedrooms, access to lounge.

### Bathroom

7' 0" x 9' 4" (2.13m x 2.84m)

Laminate flooring, wash basin with, mixer tap and vanity unit under, bath with shower attached, extractor fan.

### Kitchen

9' 8" x 7' 6" (2.95m x 2.29m)

Double glazed window to side aspect, tiled walls, tiled flooring, range of wall and base units, marble effect work surfaces, integral electric oven, integral washing machine, space for fridge/freezer, electric heater.

### Lounge

9' 0" x 13' 1" (2.74m x 3.99m)

Double glazed bay window to rear aspect, carpeted flooring, electric heater.

### Bedroom One

9' 0" x 13' 7" (2.74m x 4.14m)

Double glazed window to rear aspect, built in cabinets, carpeted flooring, electric heater.



## Bedroom Two

7' 0" x 9' 4" (2.13m x 2.84m)

Double glazed window to rear aspect, carpeted flooring, electric heater.

## External

Communal gardens and one allocated parking space. Visitors parking available.

## Agent's Notes

### Lease Details

Lease Term - 989 Years remaining

Service Charge - £900.00 per annum

Ground Rent - Included above







All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | E: [royston@country-properties.co.uk](mailto:royston@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties