

The Moor, Melbourn, SG8 6ED

# welcome to

# The Moor, Melbourn

An extremely well-presented and deceptively spacious 2 bedroom first floor apartment with communal gardens and allocated parking in this sought-after village location. Offered with no upward chain, this property should be viewed at the earliest opportunity













#### **Door To Communal Entrance**

Stairs to first floor landing.

# **Door To Entrance Hall Entrance Hall**

Built in storage cupboards. Radiator.

## **Lounge/Dining Room**

13' 3" max x 12' 10" max ( 4.04m max x 3.91m max )
Radiator. Twin double glazed windows to rear. Opens onto kitchen.

#### Kitchen

10' 10" x 7' (3.30m x 2.13m)

Fitted kitchen comprising built in oven and hob with extractor over, 1 1/2 stainless steel sink unit with mixer taps and work surface surrounds, generous range of base and wall units, cupboard housing gas boiler for central heating and domestic hot water, wall and floor tiling, double glazed window to rear.

#### **Bedroom One**

12'  $\times$  10' 4" ( 3.66m  $\times$  3.15m ) Radiator. Double glazed window to front.

#### **Bedroom Two**

12' 4" x 10' 6" ( 3.76m x 3.20m )

Double glazed double doors to Juliet balcony to the front. Double glazed window to front. Radiator.

#### **Bathroom**

Suite comprising low flush WC, bath with mixer taps shower attachment over, wash hand basin, radiator, wall and floor tiling.

#### Outside

To the rear of the block there are communal gardens and there is an allocated car parking space also.

## **Agents Note**

Regional term of the lease was 125 years in which 110 years remain.

From the 1st April 2025 the service charge will be £166.23/ per month.





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# The Moor, Melbourn

- Spacious and well-presented first floor apartment.
- 2 double bedrooms.
- Large lounge/diner and separate fitted kitchen.
- Allocated parking space.
- Communal gardens.

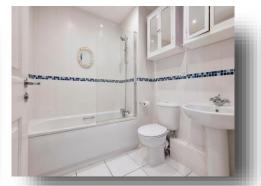
### Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 110 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## offers in excess of

£210,000







Little Hands Nursery School Melbourn Sports Centre Google Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: RYN109991 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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