



**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' x 10' 4" ( 3.66m x 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109991 - 0007

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william h brown



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**