



The Beeches, New Road, Melbourn, SG8 6BX

welcome to

The Beeches, New Road, Melbourn

A spacious 2 double bedroom penthouse apartment in the heart of Melbourn with the benefit of no upward chain, long lease, and generous resident parking.



Door To Entrance Hall

Electric storage heater. Twin storage cupboards.
Hatch to loft. Doors to:

Lounge/Diner

18' 9" x 9' 11" (5.71m x 3.02m)
Storage heater. Double glazed window. Door to kitchen.

Kitchen

11' 5" x 6' 2" (3.48m x 1.88m)
Comprising built in oven and hob with stainless steel extractor hood over, stainless steel sink unit with mixer taps and work surface surround, range of base and wall units, space for fridge/freezer, space and plumbing for automatic washing machine, part tiled walls, double glazed window.

Bedroom One

16' 6" x 9' 4" (5.03m x 2.84m)
Storage heater. Double glazed window.

Bedroom Two

16' 6" x 9' 1" (5.03m x 2.77m)
Storage heater. Double glazed window. Dado rail.

Bathroom

Suite comprising bath with electric shower over, low flush WC, wash hand basin, heated towel rail, part tiled walls, wall units, extractor fan.

Outside

Well-kept gardens to front and rear.

Parking

Generous off-road parking to rear with allocated parking space.

Agents Note

There is approximately 962 years remaining on the lease.
Current annual service charge: £1000 (paid in 2 installments)
Current annual ground rent: £0

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

The Beeches, New Road, Melbourn

- Spacious and well-presented penthouse apartment.
- 2 double bedrooms.
- Lounge/diner and separate fitted kitchen.
- Bathroom.
- Generous resident parking to rear with allocated parking space.

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110493 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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