



**The Beeches, New Road, Melbourn, SG8 6BX**

**welcome to**

**The Beeches, New Road, Melbourn**

A spacious 2 double bedroom top floor 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



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welcome to

## The Beeches, New Road, Melbourn

- Spacious and well-presented top floor 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 - 0004

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