



54 Goodes Court, Royston, SG8 5FP

RENT PCM: £1,200 pcm DEPOSIT: £1,380

Unfurnished two bedroom ground floor apartment in a three storey building. Outside terrace. Two allocated parking spaces. Communal gardens.

AVAILABLE: 4th November 2025

EPC RATING: 71

COUNCIL TAX: C

Entrance door to:

RECEPTION HALL: Storage cupboard. Airing cupboard housing Megaflo hot water tank and linen shelf. Wall mounted panel heater. Telephone point. Telephone entry system. Doors off to:

OPEN PLAN KITCHEN/DINER/LOUNGE: 15' 10" max x 14' 8" max (4.83m max x 4.47m max). uPVC double glazed window to front and French doors leading to the terrace overlooking Royston Heath. Range of wall and base units with work surfaces over. One and a half bowl drainer sink unit with mixer tap. Integrated electric Hotpoint oven and hob with extractor hood over. Hotpoint washer/dryer. Space for tall fridge/freezer. Two electric panel heaters. Telephone point. Television point.

MASTER BEDROOM: 17' 1" reducing to 11' 8" x 8' 6" (5.2m reducing to 3.55m x 2.59m) uPVC double glazed window to side. Electric panel heater. Telephone point. Television point. Built in double wardrobe. Door to:

ENSUITE SHOWER ROOM: Walk in shower cubicle. Pedestal wash hand basin. Low level toilet. Tiled splashbacks. Shaver point. Extractor fan. Vinyl Flooring. Heated towel rail radiator.

BEDROOM TWO: 12' 8" x 6' 7" (3.85m x 2.01m) uPVC window to side. Wall mounted electric heater. Telephone point. Television point. Built in single wardrobe.

BATHROOM: Panel enclosed bath. Pedestal wash hand basin. Low level toilet. Heated towel rail radiator. Shaver point. Tiled splashbacks. Extractor fan.

OUTSIDE: Outside terrace.

The property has the benefit of two off road parking spaces and access to communal gardens.

Energy performance rating C. Council tax band C.

Professionals only. No smokers. No pets. No sharers. No students. Government benefits considered on application and subject to a guarantor. The landlord will potentially consider either a 6 or 12 month fixed term tenancy initially, to be discussed on application.

There is a broadband connection to this property - speed strengths may vary across different providers with further details available at Ofcom. There is mobile phone signal coverage to this property - signal strengths may vary across different providers.

LOCAL AREA INFORMATION Royston is a historic market town located on the Hertfordshire/Cambridgeshire border, widely regarded as an excellent commuter town thanks to its strong transport links to both Cambridge and London. The town is conveniently situated near the junction of the A505 and A10 roads, offering easy road access across the region. Royston railway station provides direct train services to London King's Cross in approximately 40 minutes and to Cambridge in just 15–20 minutes, making it ideal for professionals, students, and families alike. Within the town, there are town centre car parks, local bus links, and a range of public services.

The area is also rich in history. One of its most unique landmarks is the Royston Cave-a man-made underground chalk chamber beneath the town centre, featuring medieval religious carvings. The origins of the cave remain a mystery, with theories ranging from use by the Knights Templar to a hermit's cell. For outdoor leisure, Therfield Heath offers expansive chalk grassland, walking trails, and scenic views over the town. It's also home to Royston Golf Club. Additionally, the Priory Memorial Gardens, located in the town centre, offer landscaped gardens, a children's play area, and a peaceful place for relaxation.

Royston hosts a twice-weekly market every Wednesday and Saturday at Market Hill, offering a variety of fresh produce, local goods, and artisan stalls. The town features a mix of independent shops, high-street brands, cafés, restaurants, and traditional pubs, contributing to a welcoming and community-focused atmosphere. The town supports an active lifestyle with several local sports clubs, including tennis, hockey, cricket, and rugby.

In terms of education, King James Academy Royston provides a through-school model for students aged 9–16, formed by the merger of previous middle and upper schools. The area also includes a selection of primary and first schools, such as St Mary RC, Icknield Walk First, and others.