



## Woodcock Road, Royston, Hertfordshire, SG8 7XT

**RENT:** £1,050 pcm

**DEPOSIT:** £1,210

**AVAILABLE:** 28th October 2026

**EPC RATING:** C

**COUNCIL TAX:** C

**VIEWING NOTES:**

Unfurnished two bedroom first floor apartment, in a three storey building close to the town and railway station. No lift. One allocated parking space.

**ENTRANCE HALLWAY** Entryphone, radiator, built in cupboard housing boiler, built in cupboard with shelf, ceiling lights, carpet.

**OPEN PLAN LIVING/DINER** uPVC glazed windows to side, double radiator, curtain rail. ceiling light, smoke detector, carpet.

**KITCHEN** uPVC window to side with blind. Range of wall and base units with work surfaces over. Stainless steel sink drainer unit with mixer tap. Built in double oven with ceramic hob and extractor fan. Integral washing machine, slimline dishwasher and fridge/freezer. Part tiled walls. Vinyl flooring.

**MASTR BEDROOM** Double room with uPVC glazed windows to side, radiator, ceiling light, fitted wardrobes, carpet.

**BEDROOM TWO** Single room with uPVC glazed window with blind to side, ceiling light, radiator, carpet.

**BATHROOM** uPVC window with blind to side, extractor fan. White suite comprising panel enclosed bath with shower over and shower screen, pedestal wash hand basin, low level toilet. Chrome heated towel rail, down lighters, mirror, part tiled walls, vinyl flooring.

**HEATING** Gas central heating

**PARKING** Allocated parking

No students, professionals accepted, and government benefits considered on application and subject to a guarantor. Smoking not permitted.

Energy performance rating C. Council tax band C

Please note that the tenant is responsible for all utility bills and council tax.

Pets may be permitted subject to landlord approval. Any request to keep a pet will be considered reasonably and in accordance with legislation.

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.