



Abbotts Yard, Upper King Street, Royston, Hertfordshire, SG8 9AZ

RENT: £800 pcm
DEPOSIT: £920
AVAILABLE: 23rd November 2026
EPC RATING: D
COUNCIL TAX: A

VIEWING NOTES:

OVERVIEW A unique un-furnished one bed first floor property in a quiet courtyard location just a few steps from town centre and within walking distance to the railway station. SINGLE OCCUPANCY ONLY and NO PARKING.

ENTRANCE HALL/STAIRS with large coir mat inside entrance door and carpeted stairs leading to flat

HALLWAY Wood effect laminate flooring and built in storage cupboard.

BATHROOM Wood effect laminate flooring, white basin with chrome mixer tap, white toilet with matching seat and lid with chrome push button flush and shower cubicle with chrome thermostatic shower and bi fold shower door.

BEDROOM Wooden window, pendant light, heater, carpet.

KITCHEN/LOUNGE/DINER Wood effect laminate flooring, large spacious open plan room, wood effect kitchen units with chrome handles, stainless steel sink and drainer with chrome mixer tap, washer/dryer, fridge/freezer, built in oven and hob.

SINGLE OCCUPANCY ONLY. NO PARKING.

Energy performance rating D. Council tax band A.

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

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

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.

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

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.