



King James Way, Royston, Hertfordshire, SG8 7EF

RENT: £995 pcm **DEPOSIT:** £1,145 **AVAILABLE:** 1st May 2026 **EPC RATING:** 80 **COUNCIL TAX:** B

Part glazed wooden door to:

ENTRANCE HALLWAY: Cupboard housing gas fired central heating and linen shelves. Second storage cupboard with shelves. Radiator. Ceiling light. Smoke alarm. Carpet. Doors to:

LOUNGE: uPVC double glazed window to front. Two ceiling lights. Radiators. Wood laminate flooring. Door to:

KITCHEN: Velux window to front. A range of fitted wall and base units with work surfaces over. Stainless steel drainer sink unit with mixer tap. Electric oven with electric hob over. Fridge/ freezer. Space for washing machine. Strip lighting.

BEDROOM ONE: uPVC double glazed window to rear. Built in cupboard with hanging rail and shelf. Ceiling light. Radiator. Carpet.

BEDROOM TWO: uPVC double glazed window to rear. Built in cupboard with shelving. Pendant light. Radiator. Carpet.

BATHROOM: Panel enclosed bath with shower over. Part shower screen and shower curtain. Pedestal wash hand basin with mixer tap. Low level toilet. Mirrored vanity cupboard. Spot lights. Extractor fan.

OUTSIDE:

REAR GARDEN: Gravelled area with shrub borders. Low fencing surround.

PARKING: Gravelled communal car park.

AGENTS NOTES: Energy performance rating C. Council tax band B.

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.

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.