



Carrington Court, Princes Mews, Royston, Hertfordshire, SG8 9BW

RENT: £1,200 pcm

DEPOSIT: £1,380

AVAILABLE: Available Now

EPC RATING: C

COUNCIL TAX: C

VIEWING NOTES:

Unfurnished two-bedroom top floor apartment in a four-storey building. En suite to master bedroom. No lift. Garage

ENTRANCE HALLWAY Via communal entrance door to stairs. Door to: Entrance hallway with built in cupboard with shelving. Wood effect vinyl flooring, entry phone, ceiling light, storage heater.

OPEN PLAN LOUNGE KITCHEN/DINER Spacious open plan room, uPVC double glazed windows and Velux window, ceiling lights, storage heater, wood effect vinyl flooring. Kitchen comprising stainless steel sink unit with mixer taps with work surfaces over. Built in oven and hob with extractor hood over. A range of wall and base units. Undercounter fridge with freezer box, washing machine, part tiled walls, wood effect vinyl flooring.

BEDROOM uPVC double glazed windows, curtain pole, built in storage cupboard, electric wall mounted heater, carpet.

EN SUITE Velux window, white suite comprising shower cubicle, low level toilet, pedestal wash hand basin. Towel rail, mirror, wall heater, wood effect vinyl flooring.

BEDROOM TWO uPVC double glazed window, ceiling light, wall mounted electric heater, carpet.

BATHROOM Velux window. White suite comprising panel enclosed bath with mixer tap. Low flush toilet, pedestal wash hand basin, part tiled walls, extractor fan, mirror, wood effect vinyl flooring.

SINGLE GARAGE Single garage for storage or allocated parking.

Energy performance rating C. Council tax band C.

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

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

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.