



## Kneesworth St, ROYSTON, Herts, SG8 5AH

**RENT:** £925 pcm

**DEPOSIT:** £1,065

**AVAILABLE:** 13th March 2026

**EPC RATING:** D

**COUNCIL TAX:** B

### VIEWING NOTES:

**COMMUNAL ENTRANCE HALL** with entry telephone system. Stairs to second & third floor. Private entrance door to;

**RECEPTION HALL** Fitted carpet 10' 8" x 4' 3". (3.25m x 1.29m). Built in storage cupboard. Double radiator. Coved ceiling. Georgian style six panel internal doors to:

**LOUNGE/DINER** Fitted carpet 13' 4" x 11' 10". (4.06m x 3.60m). uPVC double glazed window to front. Double radiator. Entry telephone system. Television point. And Sky Box cable.

**KITCHEN** 13' 4" x 6' 9". (4.06m x 2.06m). Attractive range of wood effect wall and base units with contrasting Grey laminate effect veneered roll edge work surfaces. Tiled splashback. Four ring gas hob. Electric oven. Extractor hood. Integrated automatic washer/dryer. Fridge/freezer. Stainless steel single drainer sink unit with mixer tap. Radiator. uPVC double glazed window to front wall mounted gas fired combination boiler supplying instant hot water and central heating

**BEDROOM** Fitted carpet 11' 10" x 9' 3". (3.60m x 2.81m). Two uPVC double glazed windows to rear. Wood effect wardrobe with hanging rail and shelf, wood bedside table with three small draws, taller one with three draws. Double radiator. Ceiling light.

**BATHROOM** White three piece suite comprising: Panel enclosed bath with mixer tap and shower attachment. Low level toilet. Pedestal wash hand basin. Fully tiled walls. Double radiator. Extractor fan.

**OUTSIDE** Communal garden, one allocated parking space.

Energy performance rating D. Council tax band B.

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

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

**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.