



The Pumphouse, Queens Road, Royston, Hertfordshire, SG8 7AS

RENT: £975 pcm

DEPOSIT: £1,125

AVAILABLE: Available Now

EPC RATING: C

COUNCIL TAX: B

VIEWING NOTES:

ENTRANCE HALLWAY Two ceiling pendants, radiator, carpet, built in large cupboard with hanging rails and shelves.

LOUNGE Double glazed sliding doors with Juliet balcony to rear. Double radiator, three wall lights, curtain pole, carpet. Opening to kitchen.

KITCHEN Double glazed windows to rear. A range of white wall and base units. Stainless steel sink drainer unit with mixer tap. Built in oven with gas hob and extractor fan. Tiled splashback. Washing/dryer, fridge/freezer. Wall mounted boiler. Ceiling light, vinyl flooring.

BEDROOM Spacious double bedroom, double glazed window to rear. Built in mirrored double wardrobes with hanging rails and shelves. Double radiator, pendant light, carpet.

BATHROOM White suite comprising panel enclosed bath with shower over and shower screen. Part tiled walls. Pedestal wash hand basin, low level toilet, wall cabinet, towel rail, radiator, extractor fan, vinyl flooring.

PARKING One allocated parking space to rear.

GARDEN Communal garden to rear.

Energy performance rating C. Council tax band B.

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

Pets are not permitted by the freeholder therefore the landlord is not able to consider a pet request for this property.

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.