



Lawns Court, Royston, SG8 9EW

RENT: £1,200 pcm

DEPOSIT: £1,380

AVAILABLE: Available Now

EPC RATING: D

COUNCIL TAX: B

VIEWING NOTES:

Front door opening to:-

RECEPTION HALL: Double airing cupboard housing hot water tank and linen shelves. Entryphone. Smoke detector, inset lights and loft hatch. Carpet.

LOUNGE: 15' 7" x 10' 5" (4.76m x 3.20m) Walk in bay double glazed window to front. Television point. Electric wall heater. Inset lights, carpet. Coving to ceiling Archway opens to: -

KITCHEN: 10' 5" x 6' 10" (3.20m x 2.11m) Velux window. Range of fitted wall and base units with work surface over. Inset one and half bowl stainless steel drainer sink unit. Stainless steel extractor hood, ceramic hob and built in oven. Slimline Cooke and Lewis dishwasher. Hotpoint washer/dryer. Part tiled walls. Freestanding fridge freezer. Tiled floor.

MASTER BEDROOM: 12' x 12' uPVC double glazed window to side. Electric wall mounted heater, Inset lights, carpet.

BEDROOM TWO: 10' 4" x 9' 1" Velux window, fitted double wardrobe. Electric wall mounted heater. Inset lights. Carpet.

BATHROOM: Velux window to rear. White suite comprising panel enclosed bath with shower over with shower screen. Built in toilet and sink vanity unit. Chrome heated towel rail. Inset lights. Part tiled walls. Tiled floor.

OUTSIDE: Communal garden area, bin store and drying area. Allocated parking space. Visitors parking is available on a first come first served basis.

SAB are acting on a 'Let Only' basis, and the landlord will manage the property throughout the tenancy.

Energy performance rating D. Council tax band B.

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.

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.