



West Court, Tannery Drift, Royston, Hertfordshire, SG8 5BE

RENT: £975 pcm

DEPOSIT: £1,125

AVAILABLE: 6th July 2026

EPC RATING: D

COUNCIL TAX: C

VIEWING NOTES:

ENTRANCE PORCH Part glazed uPVC front door to entrance porch, door leading to lounge.

LOUNGE uPVC glazed windows to front. Two electric storage heaters, two pendent lights, carpet.

KITCHEN uPVC glazed windows and door to rear, Range of wall and base units with work surfaces over. Stainless steel sink drainer unit. Build in oven with ceramic hob and stainless steel extractor hood over. Space for washing machine and freestanding fridge/freezer. Built in cupboard housing consumer unit. Fully tiled walls and vinyl flooring.

MASTER BEDROOM uPVC glazed windows to front, open cupboard with hanging rail, pendent light, electric storage heater, carpet.

BEDROOM TWO uPVC glazed windows to rear, built in storage cupboard, pendent light, electric storage heater, carpet.

BATHROOM uPVC obscure glazed window to the rear. White suite comprising panel enclosed bath with shower attachment and curtain. Low level toilet, pedestal wash hand basin. Fully tiled walls and tiled floor.

OUTSIDE Communal garden.

GARAGE Single lockable garage.

PARKING One communal parking space.

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

Energy performance rating D. Council tax band C.

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.