



Goodes Court, Royston, SG8 5FP

RENT: £950 pcm

DEPOSIT: £1,095

AVAILABLE: Available Now

EPC RATING: D

COUNCIL TAX: B

VIEWING NOTES:

Unfurnished second floor one bedroom apartment in a three storey building. Situated on this sought after development next to Royston Heath. Lift access. Allocated parking space in secure underground car park, communal garden.

Communal Entrance Hall Stairs and lift to first and second floors.

Entrance Hall Cloaks cupboard. Airing cupboard. Telephone entry system.

LIVING ROOM/KITCHEN Open plan living space with fitted kitchen comprising built in oven and hob with extractor over, one and a half bowl stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, washing machine and fridge/freezer. Electric heater. Double glazed double door and window to balcony.

Bedroom Built in double wardrobe. Electric heater. Double glazed window to rear, carpet.

Bathroom White Suite comprising bath enclosed bath with shower over, low level toilet, wash hand basin, chrome heater towel rail, tiled wall, vinyl flooring, extractor fan.

Outside Allocated parking space in secure underground car park. Communal garden area.

Energy performance rating D. Council tax band B.

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

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.