



9 Mulberry Court • Upper King Street • Royston • Hertfordshire • SG8 9AZ

£1,475 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Entrance Hall • Sitting Room • Kitchen/Breakfast Room
Landing • Master Bedroom • Bedroom 2 • Bedroom 3 • Bathroom

DELIGHTFUL PERIOD TOWN COTTAGE WELL MODERNISED CONVENIENT CENTRAL LOCATION

THE PROPERTY

This delightful period cottage boasts many original features such as exposed stubs and beams and tall sash windows to the ground floor of the front elevation. It has been well updated with modern kitchen and bathroom and benefits from gas fired central heating.

The property is available for rent unfurnished.

THE OUTSIDE

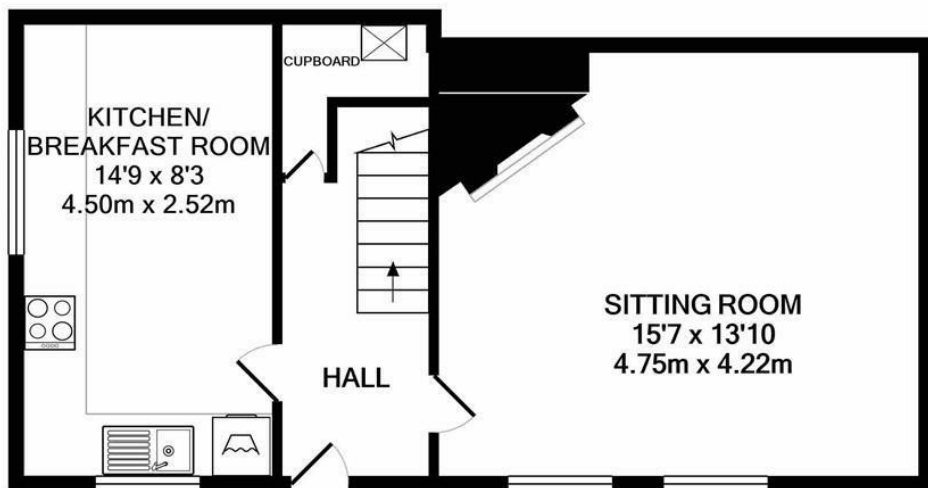
There is an allocated parking space and pleasant courtyard garden to the front.

THE LOCATION

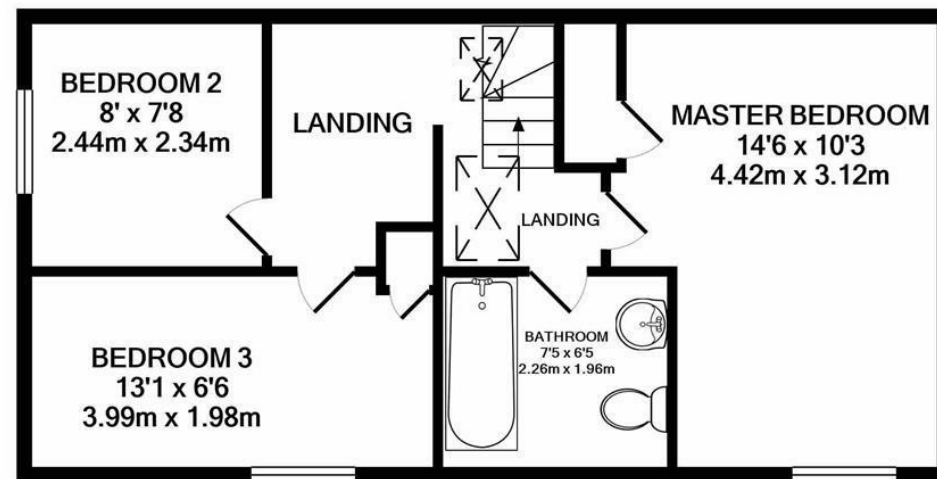
Mulberry Court is set right in the heart of the historic market town of Royston, immediately to the west of the town centre and less than half-a-mile from the mainline railway station. Royston is on the London Kings Cross to Cambridge mainline, with the fastest service to Kings Cross taking just 38 minutes and to Cambridge 15 minutes. For road users Royston stands on the junction of the A10 and A505 giving easy access to the A1(M) and M11.

Royston is a busy market town that lies in the north-east corner of Hertfordshire on the border with Cambridgeshire. The town takes its name from a wayside cross erected by Lady Roysia in around 1066. Royston grew up at the intersection of two ancient thoroughfares: Ermine Street and Icknield Way. Ermine Street was constructed by the Romans, but the prehistoric Icknield Way, said to be the oldest road in Britain, was ancient even before the Romans invaded. Today, the town provides a wide range of amenities including shops, schools and leisure facilities.





GROUND FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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TOWN & VILLAGE HOMES



EPC RATING

Band - E

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Band - C

RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.couk