



Goodes Court, Royston, SG8 5FP

CHEFFINS

Goodes Court

Royston,
SG8 5FP

- Two Allocated Parking Spaces in a Secured Parking Area
- Ground Floor Apartment with Direct Access to Private Courtyard Area
- High Specification Accommodation
- Easy Access to Therfield Heath, Royston Town Centre and Mainline Rail Station

A well presented and rarely available two double bedroom apartment situated on the ground floor within this sought after development, offering direct access from the living area to a private courtyard and easy access to Therfield Heath, the town centre and mainline rail station with direct links to London Kings Cross and Cambridge. The high specification accommodation extends to approximately 592 sq. ft. and enjoys the added benefit of communal gardens and allocated parking for two cars.

2 2 1

Guide Price £250,000





LOCATION

Royston benefits from having excellent commuter links by rail to London Kings Cross and Cambridge and by road via the A10, A505, M11 and the A1/M. There are also highly regarded schools at primary and academy levels with higher education options in nearby Cambridge and Stevenage. Royston Town centre benefits from a host of amenities including boutique shops, restaurants/bars, supermarkets, doctors and dentist surgeries. Also London Luton and Stansted airports are both within a 45 minute drive.

ENTRANCE HALLWAY

With general storage cupboard, cupboard housing hot water cylinder, doors to:

KITCHEN/LIVING ROOM

With window to the front aspect, French doors opening to private courtyard area, bespoke fitted kitchen with range of matching high gloss handleless eye and base level units, worktop with inset sink and a half with chrome mixer tap over, inset four ring electric hob with chimney style extractor over, integrated oven, space for appliances including: fridge freezer, slimline dishwasher and washing machine, peninsular with breakfast bar, wood effect flooring.

BEDROOM 1

With window to the front aspect, integral double wardrobes, door to:

EN-SUITE SHOWER ROOM

With suite comprising; low level wc with eco flush button, pedestal wash basin and glass/ chrome shower enclosure, part tiled walls, chrome heated towel rail.

BEDROOM 2

With window to the front aspect, integral wardrobe.

BATHROOM

With suite comprising; low level wc with eco flush button, pedestal wash basin and panelled bath with shower over, part tiled walls, chrome heated towel rail.

AGENT'S NOTE

Lease Length: 125 years

Years Left: 116 years

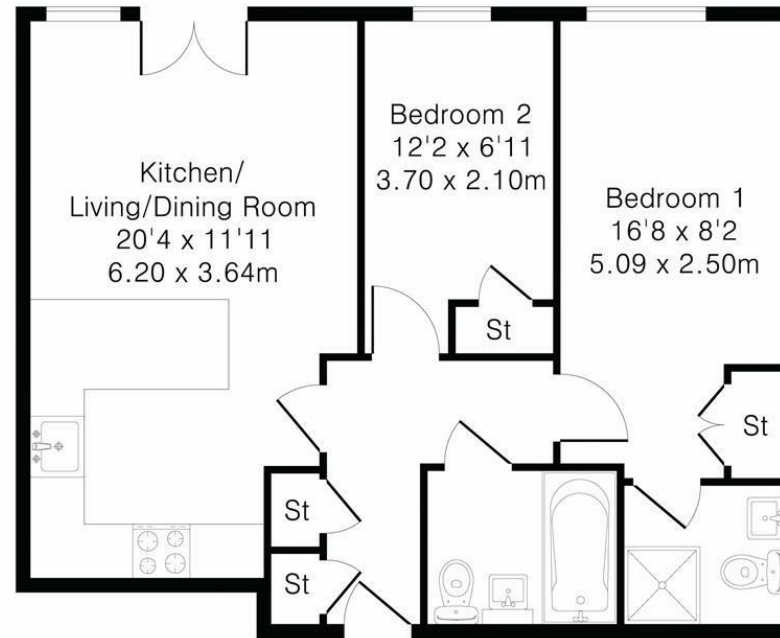
Ground Rent: £382.64 per annum

Service Charge: £1,692.00 per annum





Approximate Gross Internal Area 592 sq ft - 55 sq m



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	83
EU Directive 2002/91/EC		

Guide Price £250,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - North Hertfordshire



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently.

Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.