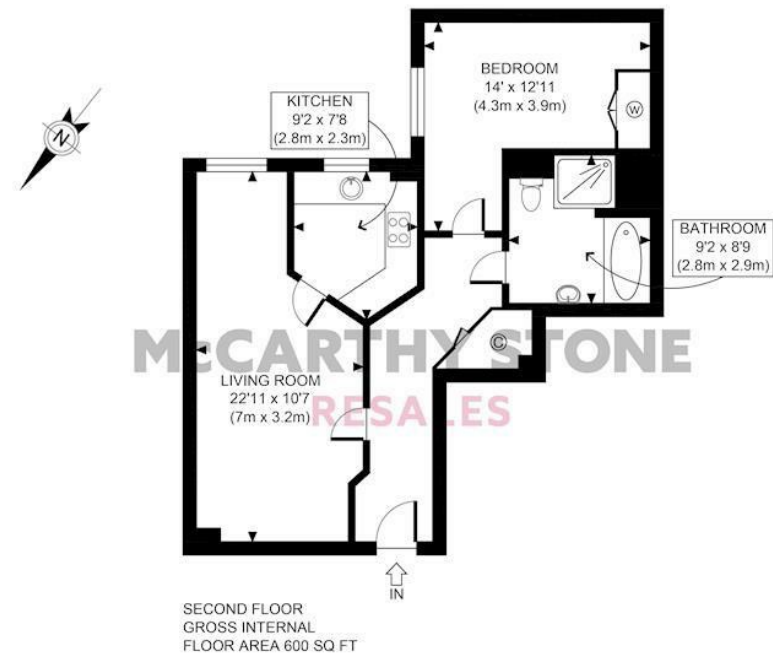


# McCARTHY STONE RESALES

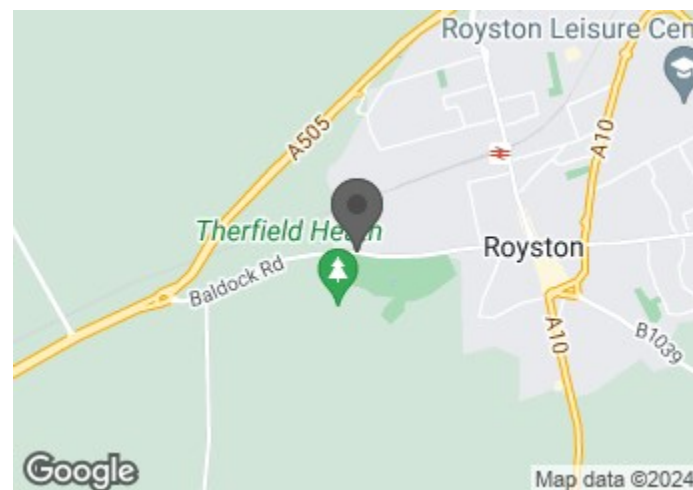
**53 GOODES COURT**  
BALDOCK ROAD, ROYSTON, SG8 5FF



APPROX. GROSS INTERNAL FLOOR AREA 600 SQ FT / 56 SQM	Goodes Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 04/07/22 photoplan



**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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FULL REFURBISHMENT of ALL communal spaces coming soon - READY FOR SUMMER!

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF GOODES COURT - BOOK NOW!

A well presented one bedroom retirement apartment, situated on the second floor and being ideally positioned with CLOSE PROXIMITY TO THE LIFT. The BRIGHT AND SPACIOUS apartment boasts a SUNNY LOUNGE, modern FITTED KITCHEN, a purpose built WET ROOM, with bath.

**PRICE REDUCTION**

**ASKING PRICE £150,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# GOODES COURT, BALDOCK ROAD,

# 1 BEDROOMS £150,000

## ABOUT GOODES COURT

The bustling market town of Royston is situated on the borders of Hertfordshire and Cambridgeshire and is home to Goodes Court. The development is situated on Baldock Road, close to Royston Heath and next to Royston golf course. Just 150 yards away, the traditional town centre offers a variety of high street shops and amenities.

Goodes Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional care services can be arranged depending on your needs.

For your reassurance the development is fitted with 24-Hour TV secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite waitress service restaurant with freshly cooked meals provided everyday. Other communal areas consist of a laundry room, mobility scooter store and charging point and landscaped gardens.

## CARE & SUPPORT

The personal care services available at Goodes Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

## SOCIAL ACTIVITIES

The Communal Lounge is at the heart of the community at Goodes Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Goodes Court on a regular basis and always happy to welcome new clients.

## THE RESTAURANT

## LANDSCAPED GARDENS

Goodes Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

## ABOUT 53 GOODES COURT

Front door with spy hole leads to the spacious entrance hall where the 24-hour Tunstall emergency response module is located. From the hallway there is a door to a sizeable walk-in storage cupboard/airing cupboard. Illuminated light switches & smoke detector. Security door entry system with intercom. Doors lead to the lounge, bedroom and bathroom.

## LOUNGE

The lounge benefits from a sunny south facing aspect and has ample room for dining, ideally positioned in front of the window. Boasting TV point with Sky+ connectivity, two decorative ceiling lights, wall panelled heater and raised power sockets. A partially glazed door leads to the Kitchen.

## KITCHEN

Fitted with a wide range of wall and base units with roll top work surfaces over. The south facing window sits above the stainless steel sink unit with mixer tap and drainer. The electric oven is built in at waist height for easy accessibility. There is a ceramic four ringed hob with extractor hood above. Further benefits from integrated separate fridge and freezer.

## BEDROOM

A spacious double bedroom with a built in mirrored sliding door wardrobe and an additional wardrobe in place. Emergency pull-cord, TV and telephone point and wall panelled heater.

## WET ROOM WITH BATH

A purpose built wet room, with non slip safety flooring. Suite comprising; walk in shower with support rails and curtain, low level bath, vanity unit with inset wash hand basin and storage, fitted mirror and shaver point, WC, wall mounted heated towel rail, shower and emergency pull-cord.

## SERVICE CHARGE (RLP)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment

- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £9,657.48 per annum (for financial year ending 31/03/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## CAR PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is £250 per annum and permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

## LEASE INFORMATION

Ground rent: £435 per annum

Ground rent review: 1st June 2026

Lease: 125 years from the 1st June 2011

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## NEW CARPETS LAID THROUGHOUT IN JUNE 2022

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## ADDITIONAL INFORMATION & SERVICES

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

