



Total floor area 78.5 sq.m. (845 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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## 22 Goodes Court

Baldock Road, Royston, SG8 5FF

PRICE  
REDUCED



**PRICE REDUCTION**

**Asking price £120,000 Leasehold**

**FULL REFURBISHMENT of ALL communal spaces!**  
A spacious TWO BEDROOM first floor apartment with a Juliet balcony from lounge, modern wet room and separate WC. Situated within a desirable MCCARTHY & STONE retirement living plus development.

**Call us on 0345 556 4104 to find out more.**

# Goodes Court, Baldock Road, Royston

## Summary

The bustling market town of Royston is situated on the borders of Hertfordshire and Cambridgeshire and is home to Goodes Court. Part of McCarthy & Stone's Retirement Living PLUS range (formally assisted living), Goodes Court is equipped to offer various levels of care depending on your needs. 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 it's 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 hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team (subject to availability and by prior arrangement). 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 area's consist of a laundry room, mobility scooter store and charging point and landscaped gardens.

## Entrance Hallway

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

## Lounge

Spacious lounge with Juliet balcony providing views towards the front elevation. The room has ample space for dining and a feature electric fire with sound which acts as an attractive focal point. TV point with Sky+ connectivity, two ceiling lights and



## Kitchen

Kitchen fitted with a wide range of base and wall units which are again fitted with roll edge work surfaces. A double glazed window with blind sits above the stainless steel sink unit with mixer tap and drainer. The electric oven is built in at work surface height for easy usage. There is a ceramic four ringed hob which sits beneath the extractor hood. Also benefits from an integrated fridge.

## Master Bedroom

A generously sized master bedroom with large window providing views towards the front elevation. Emergency pull-cord, TV and telephone point, ceiling light point and raised power sockets.

## Second bedroom

Double second bedroom which could also be used for dining or a hobby room. Window providing views towards the front elevation. Central ceiling light and raised power sockets.

## Wet room

A purpose built wet room, with non slip safety flooring, equipped with low level panelled bath, level access shower with curtain and support rail. Vanity unit with inset wash hand basin and storage, fitted mirror and shaver point. Free-standing white storage unit (which can stay if desired), WC, wall mounted heated towel rail, shower, and emergency pull-cord.

## WC

Located off the hallway and perfect for guests. WC, vanity unit with inset wash hand basin and storage with fitted mirror above. Emergency pull cord.

## Car Parking (Permit Scheme)

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

# 2 Bed | £120,000

PRICE  
REDUCED

## Service Charge (breakdown)

- Onsite Estate Manager and team
- 24 hr emergency call system
- 1 hour cleaning / domestic assistance per week, per apartment
- Subsidised onsite restaurant
- Water rates for communal areas and apartments
- Cleaning of communal areas daily
- Cleaning of windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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

Service charge: £13,275.87 for financial year ending 31st March 2026 (often offset by Government Entitlements e.g.

Attendance Allowance £3,500-£5,200, we offer an entitlements service - please enquire to seek whether you are entitled to payments to assist with this)



## Lease Information

Ground Rent: £510 per annum

Ground Rent Review: June 2026

Lease Length: 125 years from the 1st June 2011

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

## ADDITIONAL SERVICE

\*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT