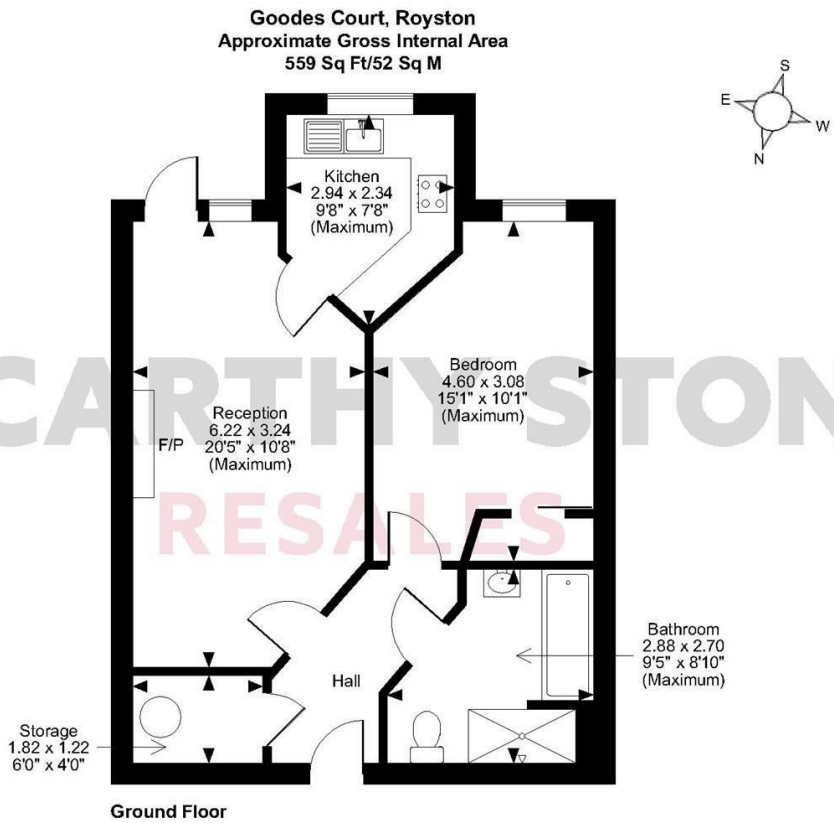


11 Goodes Court

Baldock Road, Royston, SG8 5FF



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



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



Asking price £155,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF GOODES COURT - BOOK NOW!  
FULL REFURBISHMENT of ALL communal spaces!!

A beautifully bright SOUTH FACING one bedroom apartment situated on the GROUND FLOOR with French door from lounge which leads to the communal gardens. Goodes Court is a retirement living PLUS development offering quality care services delivered by McCarthy Stone experienced CQC registered Estates team.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Baldock Road, Royston

### About Goodes Court

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 (formerly 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 Club. Just a short walk away, the traditional town centre offers a variety of high street shops and amenities. 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.

### 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.

### 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.

### The Resaturant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Goodes Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

### Landscape 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.

### Entrance Hall

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 lounge, bedroom and wet room.

### Lounge

Sunny south facing lounge with the benefit of a large window which allows lots of natural light in and incorporates a French door leading onto patio and communal gardens. The room provides ample space for dining and has a feature electric fire and surround. TV point with Sky+ connectivity, two ceiling lights and raised power sockets. A part-glazed door leads to a separate kitchen.

### Kitchen

Kitchen fitted with a wide range of base and wall units which are again fitted with roll edge work surfaces. The south facing window with garden outlook sits above the stainless steel sink unit with mixer tap and drainer. The electric oven is built in at work surface height with space above for a microwave. There is a ceramic four ringed hob which sits beneath the extractor hood. Integral fridge / freezer.

### Bedroom

A south facing double bedroom with window providing views towards the rear communal gardens. Built in mirror fronted wardrobe housing hanging rails and shelving. Telephone and TV point, ceiling light point and raised height electric sockets.

### Wet Room

A purpose built wet room equipped with low level panel bath, separate level access shower with support / grab rails and curtain. It has a vanity unit with inset wash hand basin and fitted mirror above, WC and heated towel rail. The wet room has non-slip flooring, an extractor fan, electric shaver socket and emergency pull-cord.

# 1 bed | £155,000

### Service Charge

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
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- 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. To find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £9,896.15 per annum (for financial year ending 31/03/26).

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).

### 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 House Manager on site for availability.

### Leasehold

Ground rent: £435 per annum  
Ground rent review: 1st June 2026  
Lease length: 125 years from 1st June 2011

### 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.

