



54 Goodes Court, Royston, SG8 5FP

RENT PCM: £1,200 pcm DEPOSIT: £1,380

Unfurnished two bedroom ground floor apartment in a three-storey building. Outside terrace. Two parking spaces. Communal gardens.

AVAILABLE: 4th November 2025

EPC RATING: C

COUNCIL TAX: C

VIEWING NOTES:

Entrance door to:

RECEPTION HALL: Storage cupboard. Airing cupboard housing Megaflo hot water tank and linen shelf. Wall mounted panel heater. Telephone point. Telephone entry system. Doors off to:

OPEN PLAN KITCHEN/DINER/LOUNGE: 15' 10" max x 14' 8" max (4.83m max x 4.47m max). uPVC double glazed window to front and French doors leading to the terrace overlooking Royston Heath. Range of wall and base units with work surfaces over. One and a half bowl drainer sink unit with mixer tap. Integrated electric Hotpoint oven and hob with extractor hood over. Hotpoint washer/dryer. Space for tall fridge/freezer. Two electric panel heaters. Telephone point. Television point.

MASTER BEDROOM: 17' 1" reducing to 11' 8" x 8' 6" (5.2m reducing to 3.55m x 2.59m) uPVC double glazed window to side. Electric panel heater. Telephone point. Television point. Built in double wardrobe. Door to:

ENSUITE SHOWER ROOM: Walk in shower cubicle. Pedestal wash hand basin. Low level toilet. Tiled splashbacks. Shaver point. Extractor fan. Vinyl Flooring. Heated towel rail radiator.

BEDROOM TWO: 12' 8" x 6' 7" (3.85m x 2.01m) uPVC window to side. Wall mounted electric heater. Telephone point. Television point. Built in single wardrobe.

BATHROOM: Panel enclosed bath. Pedestal wash hand basin. Low level toilet. Heated towel rail radiator. Shaver point. Tiled splashbacks. Extractor fan.

OUTSIDE: Outside terrace.

The property has the benefit of two off road parking spaces and access to communal gardens.

Energy performance rating C. Council tax band C.

Professionals only. No smokers. No pets. No sharers. students. Government benefits considered on application and subject to a guarantor. The landlord will potentially consider either a 6 or 12 month fixed term tenancy initially, to be discussed on application.

There is a broadband connection to this property - speed strengths may vary across different providers with further details available at Ofcom. There is mobile phone signal coverage to this property - signal strengths may vary across different providers.