



Goodes Court, Royston, SG8 5FF

welcome to

Goodes Court, Royston

Situated in an enviable top floor apartment with dual aspect lounge, a spacious and well-presented one bedroom retirement apartment. Accommodation also includes large lounge/diner and fitted kitchen. Viewing highly recommended.



Front Door

Door to communal entrance hall.

Entrance Hall

Large walk-in storage area. Airing cupboard.
Telephone entry point.

Lounge/ Diner

15' 8" x 10' 7" (4.78m x 3.23m)

Lovely dual aspect room with feature effect fireplace with hearth and surround. Radiator. Double glazed windows to front and side.

Kitchen

9' 7" x 7' (2.92m x 2.13m)

Fitted kitchen with built-in oven and hob. Stainless steel sink unit with mixer taps and work surface surrounds. Built-in fridge/freezer. Wall tiling. Double glazed window to side.

Bedroom

13' 11" x 9' 11" Plus door recess (4.24m x 3.02m Plus door recess)

Large bedroom with built-in wardrobes, further walk-in storage cupboards, Panel radiator, Double glazed window to front.

Bathroom

Spacious bathroom suite comprising Shower, Bath, Low-flush WC, Wash hand basin set into vanity unit.

Outside

Well-maintained communal gardens. Seating areas available.

Agent's Note

To the ground floor, there is also a residents lounge, resident restrooms, Laundry Room, dining room and guest suite.

Lease details- 125 years from 2011.

Annual service charge: Approximately £7,200.

Annual Ground rent: Approximately £435.00.



view this property online williamhbrown.co.uk/Property/RYN108128



welcome to

Goodes Court, Royston

- Dual aspect top floor retirement apartment.
- Large double bedroom with built-in wardrobes and further storage.
- Spacious dual aspect lounge/diner.
- Fitted kitchen.
- Large bathroom.

Tenure: Leasehold EPC Rating: B

£135,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN108128

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
RYN108128 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk