



Goodes Court, Royston, SG8 5FP

welcome to

Goodes Court, Royston

Extremely spacious and well-presented top floor apartment situated in this sought after development with views across Therfield Heath. Accommodation includes a spacious open plan lounge/dining/kitchen area, large double bedroom with en-suite, separate bathroom and underground allocated car parking.



Communal Entrance Hall

Entry via keypad to communal entrance hall. Stairs or either lift to first floor, second floor and also under ground car park.

Entrance Hall

Spacious entrance hall with electric heater. Airing cupboard with pressurised water tank.

Lounge/ Dining Room/ Kitchen

21' max x 16' 1" max (6.40m max x 4.90m max)

Superb open plan living space with a lovely recently fitted kitchen comprising a built in oven and hob with extractor hood over, range of base and wall units, sink with mixer taps and work surface surrounds, two electric heaters, double glazed window to side and skylight window to side with views across Sheffield Heath.

Bedroom

12' 6" x 10' 9" (3.81m x 3.28m)

Plus door recess and depth of fitted wardrobes.

Dressing area. Electric heater. Window over looking communal gardens. Door to en-suite.

En-Suite

Suite comprising shower cubicle, low flush W/C, wash hand basin and extractor fan.

Outside Parking

Allocated parking space in a secure underground car park.

Garden

Communal gardens.

Agent's Note

This apartment is situated off Heath Avenue.

The property has a 125 year lease from 2017.

Ground rent: £230.000 per annum

Service charge: approx £1,300.00/annum from 1st January 2025 (2024 will be covered by the vendor).



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welcome to

Goodes Court, ROYSTON

- Extremely spacious and well-presented top floor apartment in sought after location.
- Views across Therfield Heath.
- Spacious open plan lounge/dining/kitchen area.
- Large double bedroom with dressing area and en-suite.
- Further bathroom.

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109509 - 0009

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