

**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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## **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 ensuite.
- 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







Baldock Rd

Baldock St

Heath Ave

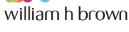
Map data ©2024

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/RYN109509



Property Ref: RYN109509 - 0009 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.





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