



Goodes Court, Royston SG8 5FF

welcome to

Goodes Court, Royston

Situated in an established retirement development, an opportunity to purchase a spacious and much-improved one-bedroom apartment. Accommodation also includes a spacious lounge/diner, fitted kitchen/Breakfast room and re-fitted bathroom. With many communal facilities, viewing is highly recommended.



Door To Communal Entrance Hall

Lifts and stairs to communal entrance hall, access to communal facilities including residents lounge, function and laundry facilities and on-site restaurant together with guest suite (available separately).

Entrance Hall

Spacious entrance hall, with intercom system to main entrance and the facility to remotely open the front door. Large built in cupboard housing hot water unit, electric wall heater.

Lounge/Diner

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

Lovely dual aspect room with double glazed windows to front and side, feature fireplace with hearth and surround and mantle over and fitted electric fire, with remote control facility. Two recently fitted electric wall heaters. TV ariel point. BT Telephone point.

Kitchen

9' 9" x 7' 1" (2.97m x 2.16m)

Fitted kitchen comprising built in oven and ceramic hob with extractor over, single mixer taps and work surface surrounds, generous range of base and wall units, built in fridge freezer and free-standing microwave cooker, wall and floor tiling, remote double glazed window to side. Space for a breakfast table

Bedroom

13' 11" x 10' plus door recess (4.24m x 3.05m plus door recess)

Spacious bedroom comprising built in wardrobes with sliding mirrored doors, double glazed window to front, electric wall heater. Emergency pull-cord, television, with shelf under, holding DVD player. Alexa operated lighting, BT Telephone point.

Bathroom/Wet Room

Re-fitted suite comprising large shower cubicle, low flush w/c, wash hand basin, with mirror, light, and razor point above, wall tiling, towel heater, large fitted cupboard, with shelving, hanging space and sliding mirrored doors. Emergency pull-cord.

Outside

Attractive and well-maintained communal gardens together with visitor parking spaces and the possibility of a designated personal parking space close to the entrance.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek and update from the Branch with regards to the potential timeframes involved.

Sale to include all curtains and fittings, carpets, where fitted, plus all standing furniture and TV + DVD player, if desired.

- Lease:112 years remaining.
- Ground rent: £435.00 annually.
- Service charge: £9657.48 annually.



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welcome to

Goodes Court, Royston

- Extremely well-presented and much-improved assisted living second floor apartment.
- Spacious lounge/diner.
- Fitted kitchen/Breakfast room.
- Large double-bedroom.
- Re-fitted bathroom/wet room.

Tenure: Leasehold EPC Rating: C

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.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109572 - 0012

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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.



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