



Goodes Court, Royston, SG8 5FF

welcome to

Goodes Court, Royston

A spacious and well-presented one double bedroom first floor apartment situated in this sought-after development. Accommodation also includes a large lounge/diner, fitted kitchen and bathroom. Viewing of this property is highly recommended to avoid disappointment.



Door To Communal Entrance Hal

Lift to first and second floors. Door to:

Entrance Hall

Large walk-in storage/airing cupboard with light and shelving. Telephone entry system.

Lounge

24' 9" x 10' 7" (7.54m x 3.23m)

Two storage heaters. Double-Glazed double doors to Juliet balcony.

Kitchen

8' 2" x 7' 9" (2.49m x 2.36m)

Fitted kitchen comprising built-in new and unused oven and hob with extractor over. Stainless steel unit with work surfaces surrounds. Range of base and wall units. Wall and floor tiling. Double-Glazed window to front. Remote control electric blinds.

Bedroom

13' 4" x 10' 3" (4.06m x 3.12m)

Built-in wardrobes with sliding mirrored doors. Storage heater. Double-Glazed window to front. Remote control electric blinds. Emergency cord.

Bathroom

Spacious bathroom with wet room style shower to one corner. Separate Bath. Low-flush WC. Wash-Hand basin set into vanity unit. Wall tiling. Heated towel rail. Emergency cord.

Outside

Well-maintained communal gardens to rear. Seating areas available.

Agents Note

On the ground floor there is also a resident's lounge, resident's restrooms, laundry room, function room and guest suite. To the bathroom and bedroom there is an emergency cord for peace of mind. 24 hr Warden and intercom included. Visitor parking spaces also provided. New boiler installed in January 2025.

Lease Details

Current annual service charge- £9900.00

Current annual ground rent- £250.00

Length of lease- 111 years from 2025.

Water rates, weekly domestic cleaning, 24/7 estate management and maintenance included in service charge.



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welcome to

Goodes Court, Royston

- Well-presented first floor retirement apartment in sought-after residential development.
- Large lounge/diner.
- Separate fitted kitchen.
- Large double bedroom.
- No upward chain.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 9900.00

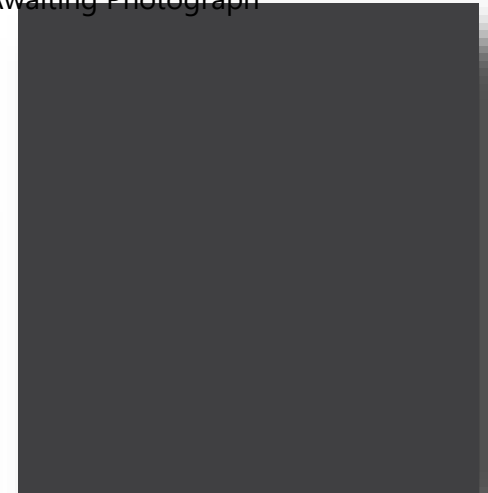
Ground Rent: 250.00

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.

£85,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110180 - 0003

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