



Goodes Court, Royston, SG8 5FF

welcome to

Goodes Court, Royston

An opportunity to purchase a spacious first floor assisted living apartment close to the centre of Royston and Therfield Heath. Accommodation includes a spacious lounge/diner, fitted kitchen, 2 double bedrooms and bathroom.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Door To Communal Entrance Hall

Lifts and stairs to communal entrance hall, access to communal facilities including residents lounge, laundry facilities and on site restaurant.

Door To Entrance Hall

Spacious entrance hall with storage cupboard.

Lounge/Diner

18' 3" x 10' 6" max (5.56m x 3.20m max)
Dual aspect room with twin double glazed windows to rear, feature fireplace with hearth and surround and mantle over, storage heater.

Kitchen

9' 7" max x 7' 8" max (2.92m max x 2.34m max)
Kitchen comprising built in oven and hob with extractor over, stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, wall tiling, double glazed window.

Bedroom One

15' 6" max x 10' 2" max (4.72m max x 3.10m max)
Fitted wardrobes with sliding mirrored doors, panel heater, double glazed window.

Bedroom Two

14' 1" max x 10' 6" max (4.29m max x 3.20m max)
Panel heater. Double glazed window.

Bathroom/Wet Room

Suite comprising shower, bath, wash hand basin set into vanity unit, low flush WC, wall tiling.

Outside

Attractive and well-maintained communal gardens together with visitor parking spaces.



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Goodes Court, Royston

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious 2 double bedroom assisted living first floor apartment.
- Situated close to the centre of Royston town centre and Heath.

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110176 - 0003

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