



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. With the property representing an exceptional value for the price on offer, viewing is recommended.



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

Hatch to loft. Airing cupboard. Door to:

Lounge/Diner

24' 7" x 10' 3" (7.49m x 3.12m)

Feature fireplace with hearth surround and mantle over. Radiator. Electric storage heater. Double glazed double doors to Juliet balcony. Door to kitchen.

Kitchen

9' 5" x 7' 7" (2.87m x 2.31m)

Fitted kitchen comprising stainless steel sink unit with mixer taps and work surface surrounds, built in oven and hob with extractor over, range of base and wall units, part tiled walls, floor tiling, double glazed window to front.

Bedroom One

15' 11" x 10' 5" (4.85m x 3.17m)

Electric storage heater. Built in wardrobe with sliding mirrored doors. Double glazed window to front.

Bathroom/Wetroom

Comprising shower area, low flush WC, wash hand basin set into vanity unit with cupboards below, part tiled walls, emergency pull cord.

Outside

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

Agents Note

111 years remaining on the lease from 2025.

Current annual service charge: £9896.16

Current annual ground rent: £217.50.



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Goodes Court, Royston

- Spacious one double bedroom assisted living first floor apartment.
- Situated close to the centre of Royston town centre and Heath.
- Spacious lounge/diner.
- Fitted kitchen.
- Communal facilities available onsite.

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 9896.16

Ground Rent: 217.50

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110297 - 0004

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