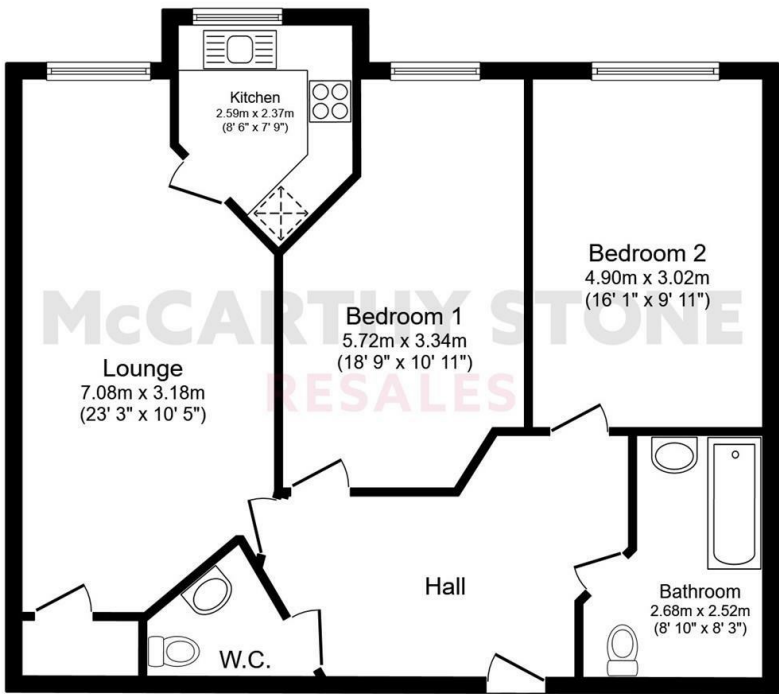


40 Goodes Court

Baldock Road, Royston, SG8 5FF



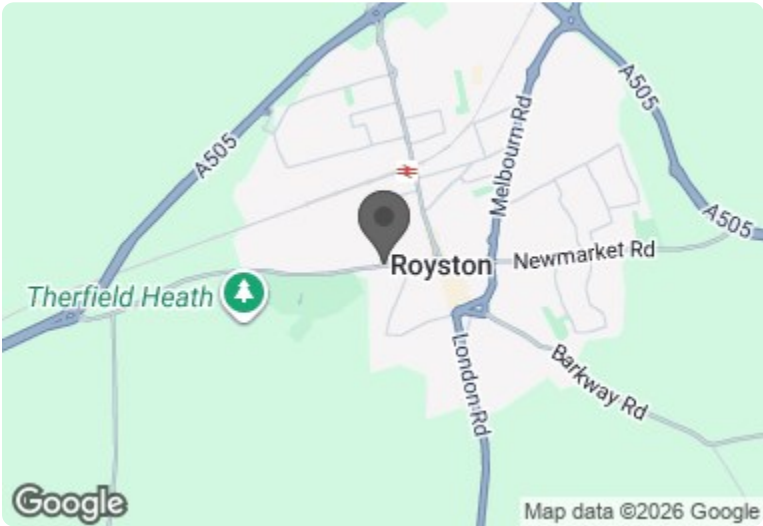
Total floor area 79.3 sq.m. (853 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £125,000 Leasehold

A bright and neutrally decorated two bedroom retirement apartment situated on the second floor, enjoying a westerly aspect and attractive views over the heath, with afternoon sunshine. The property features a spacious lounge with ample dining space and an electric fire, alongside a modern fitted kitchen with integrated fridge and freezer, built-in oven and ceramic hob. The generous double bedroom benefits from a mirrored built in wardrobe, while the second bedroom offers versatile use as a guest room, study or hobby room, with bespoke furniture incorporating a fold out bed. The main wet room includes a level access shower, bath, WC and vanity unit. A separate guest WC is also conveniently located off the hallway. Further benefits include a useful walk in storage cupboard and bright, well proportioned accommodation throughout.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Goodes Court, Baldock Road, Royston

About Goodes Court

The bustling market town of Royston is situated on the borders of Hertfordshire and Cambridgeshire and is home to Goodes Court. The development is situated on Baldock Road, close to Royston Heath and next to Royston golf course. Just 150 yards away, the traditional town centre offers a variety of of high street shops and amenities.

Part of McCarthy Stone's Retirement Living PLUS range (formally assisted living), Goodes Court is equipped to offer various levels of care depending on your needs. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. For your reassurance the development is fitted with 24-Hour TV secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite waitress service restaurant with freshly cooked meals provided everyday. Other communal area's consist of a laundry room, mobility scooter store and charging point and landscaped gardens.

Apartment Overview

A bright and neutrally decorated two bedroom retirement apartment situated on the second floor, enjoying a westerly aspect and attractive views over the heath, with afternoon sunshine. The property features a spacious lounge with ample dining space and an electric fire, alongside a modern fitted kitchen with integrated fridge and freezer, built-in oven and ceramic hob. The generous double bedroom benefits from a mirrored built in wardrobe, while the second bedroom offers versatile use as a guest room, study or hobby room, with bespoke furniture incorporating a fold out bed. The main wet room includes a level access shower, bath, WC and vanity unit. A separate guest WC is also conveniently located off the hallway. Further benefits include a useful walk in storage cupboard and bright, well proportioned accommodation throughout.

Care & Support

The personal care services available at Goodes Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.



The Restaurant/Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Goodes Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens

One of the main social hubs of Goodes Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Social Lifestyle

The House Manager has helped build a thriving community at Goodes Court, ensuring there are lots of events and activities for all interests onsite from chess clubs to yoga, movie nights to cocktail parties.

But don't take our word for it, see what our homeowners have to say:

“Our House manager continues to improve the social aspect of the development by introducing special events such as games afternoons, Chinese takeaway evenings and quiz evenings to name but a few.”

“House Manager Michelle, who goes the extra mile in problem solving and supporting social functions, which add so much to the quality of life here.”

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability, the fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge (RLP)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly



2 Bed | £125,000

- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £13,846.73 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information & Ground Rent

Ground rent: £510 per annum

Ground rent review: 1st June 2026

Lease: 125 years from 1st June 2011

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.



PRICE
REDUCED

