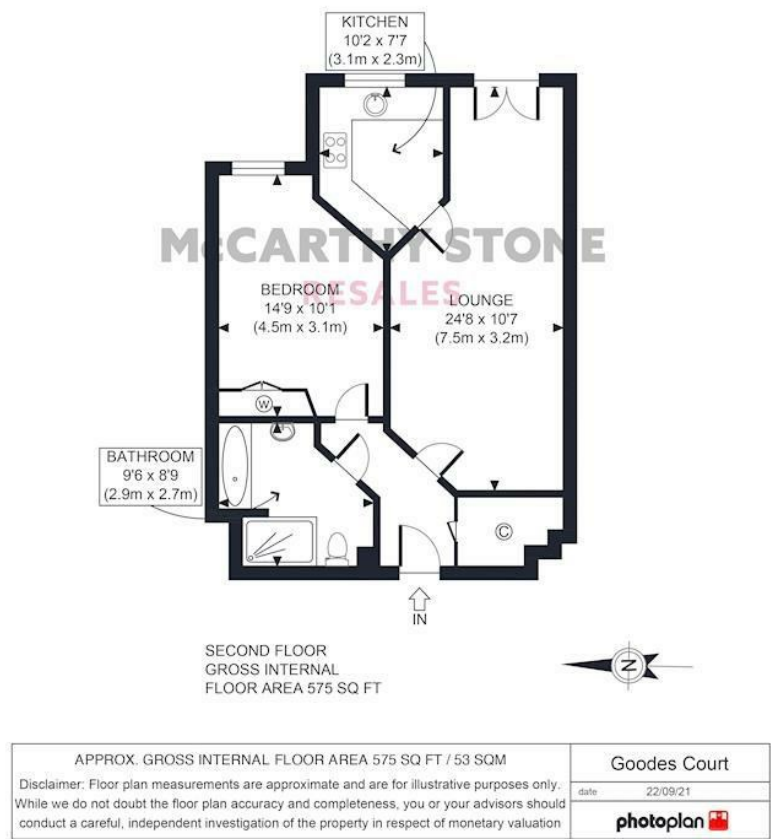
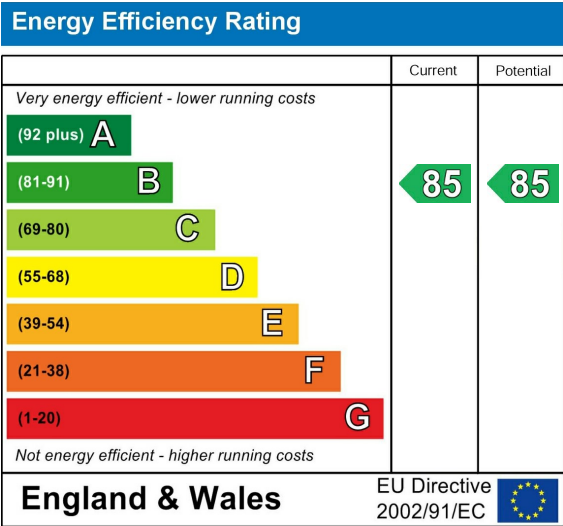
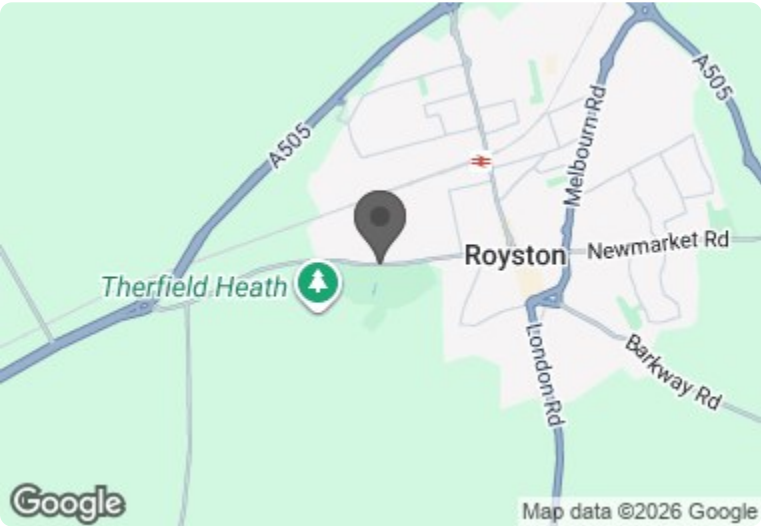


44 Goodes Court

Baldock Road, Royston, SG8 5FF



Council Tax Band: B



PRICE REDUCTION

Asking price £140,000 Leasehold

A well-presented one-bedroom retirement property situated on the second floor, offering comfortable and practical accommodation. The property comprises an entrance hallway with a useful walk-in storage cupboard, and a generously sized lounge featuring a Juliet balcony, allowing plenty of natural light. There is ample space for dining, alongside an attractive feature electric fire and surround. The fitted kitchen offers a range of wall and base units, an integrated electric oven, ceramic hob, extractor hood and fridge. The spacious double bedroom benefits from a built-in wardrobe with mirrored sliding doors. An appealing retirement property combining bright living spaces with practical storage and a convenient layout.

Call us on 0345 556 4104 to find out more.

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

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Registered in England and Wales No. 10716544



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. 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. 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. 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.

Apartment Overview

A well-presented one-bedroom retirement property situated on the second floor, offering comfortable and practical accommodation. The property comprises an entrance hallway with a useful walk-in storage cupboard, and a generously sized lounge featuring a Juliet balcony, allowing plenty of natural light. There is ample space for dining, alongside an attractive feature electric fire and surround. The fitted kitchen offers a range of wall and base units, an integrated electric oven, ceramic hob, extractor hood and fridge. The spacious double bedroom benefits from a built-in wardrobe with mirrored sliding doors. An appealing retirement property combining bright living spaces with practical storage and a convenient layout.

Care & Support

One of the greatest benefits of being a McCarthy Stone homeowner is having access to the friendly, flexible and dedicated domestic and personal care team onsite each day. But don't take our word for it, see what our homeowners have to say about our lifestyle support services:

"The staff have always been friendly, helpful and absolutely wonderful at providing care when it was really needed."

"A safe and warm approach to care, delivered with professionalism and skill."

"The care is exceptional. The staff enjoy their job and this shines through to the care that they give."

"The support and care from the team is brilliant: everyone is friendly, empathetic and professional. They are very responsive and have adapted their support to meet his changing needs."



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

Goodes Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

Social Lifestyle

One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

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

"Our social calendar is busier than ever, with something for all tastes and abilities."

"Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99."

"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."



1 Bed | £140,000

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House 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
- 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: £10,334.85 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: £435 per annum

Ground rent review: 1st June 2026

Lease length: 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