



Goodes Court, Royston, SG8 5FF

welcome to

Goodes Court, Royston

A spacious and well-presented double bedroom 2nd floor apartment situated in this sought-after residential 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 from reception to communal entrance hall, access to communal facilities including residents lounge, laundry facilities and on site restaurant.

Entrance Hall

Storage cupboard. Hatch to loft. Doors to:

Lounge/Diner

25' 11" max x 10' 8" (7.90m max x 3.25m)

Feature electric fireplace with hearth, surround, and mantle over. Double glazed french doors to Juliet balcony. 2 electric storage heaters. Door to kitchen.

Kitchen

9' 7" max x 7' 9" max (2.92m max x 2.36m max)

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

Bedroom One

15' 9" max x 10' 1" (4.80m max x 3.07m)

Built in wardrobes with sliding mirrored doors.

Electric storage heater. Double glazed window to front. Emergency pull cord.

Bathroom/Wet Room

9' 6" x 8' 9" max (2.90m x 2.67m max)

Bathroom suite comprising bath, shower area, low flush WC, wash hand basin set into unit with cupboards below, wall and floor tiling, heated towel rail, extractor fan, emergency pull cord.

Outside

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

Agents Note

Lease details:

There are approximately 121 years remaining on the lease.

Current annual ground rent: £435

Current annual service charge: £10,334.85

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Goodes Court, Royston

- Spacious one bedroom assisted living second floor apartment.
- Situated close to the centre of Royston town centre and Heath.
- Spacious lounge/diner and fitted kitchen.
- Communal facilities available onsite.
- Public areas have been recently renovated to a high standard.

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 10334.85

Ground Rent: 435.00

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.

£35,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110866 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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