



Goodes Court, Royston, SG8 5FF

welcome to

Goodes Court, Royston

Situated in an established retirement development, an opportunity to purchase a spacious and much-improved one-bedroom apartment. Accommodation also includes a spacious lounge/diner, fitted kitchen/Breakfast room and re-fitted bathroom. With many communal facilities, viewing is highly recommended.



Door To Communal Entrance Hall

Lifts and stairs to communal entrance hall, access to communal facilities including residents lounge, function and laundry facilities and on-site restaurant together with guest suite (available separately).

Entrance Hall

Spacious entrance hall, with intercom system to main entrance and the facility to remotely open the front door. Large built in cupboard housing hot water unit, electric wall heater.

Lounge/Diner

15' 8" x 10' 7" (4.78m x 3.23m)

Lovely dual aspect room with double glazed windows to front and side, feature fireplace with hearth and surround and mantle over and fitted electric fire, with remote control facility. Two recently fitted electric wall heaters. TV ariel point. BT Telephone point.

Kitchen

9' 9" x 7' 1" (2.97m x 2.16m)

Fitted kitchen comprising built in oven and ceramic hob with extractor over, single mixer taps and work surface surrounds, generous range of base and wall units, built in fridge freezer and free-standing microwave cooker, wall and floor tiling, double glazed window to side which can be opened remotely. Space for a breakfast table.

Bedroom

13' 11" x 10' plus door recess (4.24m x 3.05m plus door recess)

Spacious bedroom comprising built in wardrobes with sliding mirrored doors, double glazed window to front, electric wall heater. Emergency pull-cord, television, with shelf under, holding DVD player. Lighting which can be operated via Alexa/smart home system, BT Telephone point.

Bathroom/Wet Room

Re-fitted suite comprising large shower cubicle, low flush w/c, wash hand basin, with mirror, light, and razor point above, wall tiling, towel heater, large fitted cupboard, with shelving, hanging space and sliding mirrored doors. Emergency pull-cord.

Outside

Attractive and well-maintained communal gardens together with visitor parking spaces and the possibility of a designated personal parking space close to the entrance.

Agents Note

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

- Extremely well-presented and much-improved assisted living second floor apartment.
- Spacious lounge/diner.
- Fitted kitchen/Breakfast room.
- Large double bedroom.
- Re-fitted bathroom/wet room.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 9896.16

Ground Rent: 235.00

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

offers over

£50,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110816 - 0003

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.

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