



Goodes Court, Royston SG8 5FF

welcome to

Goodes Court, Royston

Situated in an enviable top floor apartment with dual aspect lounge, a spacious and well-presented one bedroom retirement apartment. Accommodation also includes large lounge/diner and fitted kitchen. Viewing highly recommended.



Front Door

Door to communal entrance hall.

Entrance Hall

Large walk-in storage area. Airing cupboard.
Telephone entry point.

Lounge/ Diner

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

Lovely dual aspect room with feature effect fireplace with hearth and surround. Radiator. Double glazed windows to front and side.

Kitchen

9' 7" x 7' (2.92m x 2.13m)

Fitted kitchen with built-in oven and hob. Stainless steel sink unit with mixer taps and work surface surrounds. Built-in fridge/freezer. Wall tiling. Double glazed window to side.

Bedroom

13' 11" x 9' 11" Plus door recess (4.24m x 3.02m Plus door recess)

Large bedroom with built-in wardrobes, further walk-in storage cupboards, Panel radiator, Double glazed window to front.

Bathroom

Spacious bathroom suite comprising Shower, Bath, Low-flush WC, Wash hand basin set into vanity unit.

Outside

Well-maintained communal gardens. Seating areas available.

Agent's Note

To the ground floor, there is also a residents lounge, resident restrooms, Laundry Room, dining room and guest suite.

Lease details- 125 years from 2011.

Annual service charge: Approximately £7,200.

Annual Ground rent: Approximately £435.00.

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

- Dual aspect top floor retirement apartment.
- Large double bedroom with built-in wardrobes and further storage.
- Spacious dual aspect lounge/diner.
- Fitted kitchen.
- Large bathroom.

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 7200.00

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.

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN108128 - 0007

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