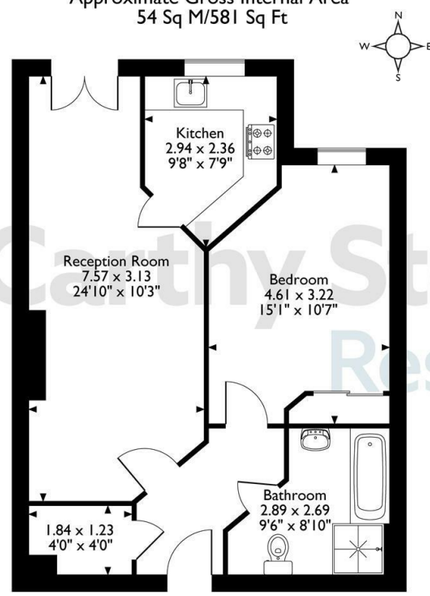
McCarthy Stone
Resales

45, Goodes Court, Royston, Hertfordshire
Approximate Gross Internal Area
54 Sq M/581 Sq Ft

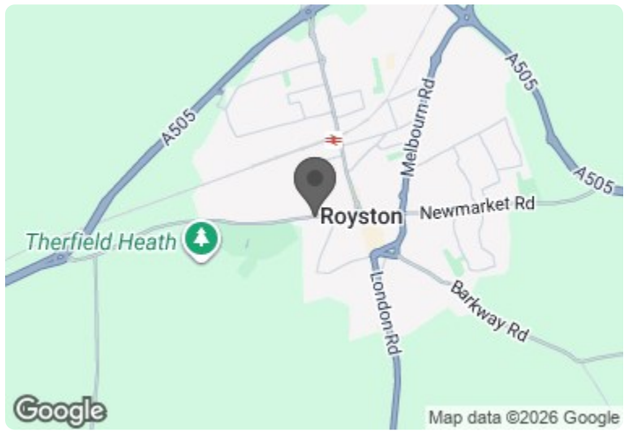


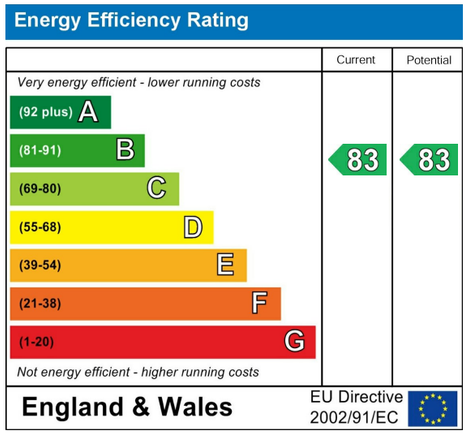
Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: B





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The Property Ombudsman

McCarthy Stone
Resales

45 Goodes Court

Baldock Road, Royston, SG8 5FF







PRICE REDUCTION

Asking price £75,000 Leasehold

FULL REFURBISHMENT of ALL communal spaces!!
ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF GOODES COURT - BOOK NOW!
A beautifully presented one bedroom second floor apartment with a JULIET BALCONY with outlook towards the front elevation. The apartment has been fully redecorated and recarpeted to a high standard. Goodes Court is a retirement living PLUS development offering quality care services delivered by McCARTHY STONE experienced CQC registered Estates team.
Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

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

Goodes Court, Baldock Road, Royston,

1 Bed | £75,000

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

Care & Support 3

Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Goodes Court we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:

- General cleaning or changing the bed
- Meal planning and preparation
- Bathing, showering and continence support
- Help with medication
- Shaving and grooming/hair and makeup
- Personal shopping and dog walking

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.

Parking Permit Scheme (subject to availability)

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 House Manager on site for availability.

Leasehold 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.

PRICE REDUCED











