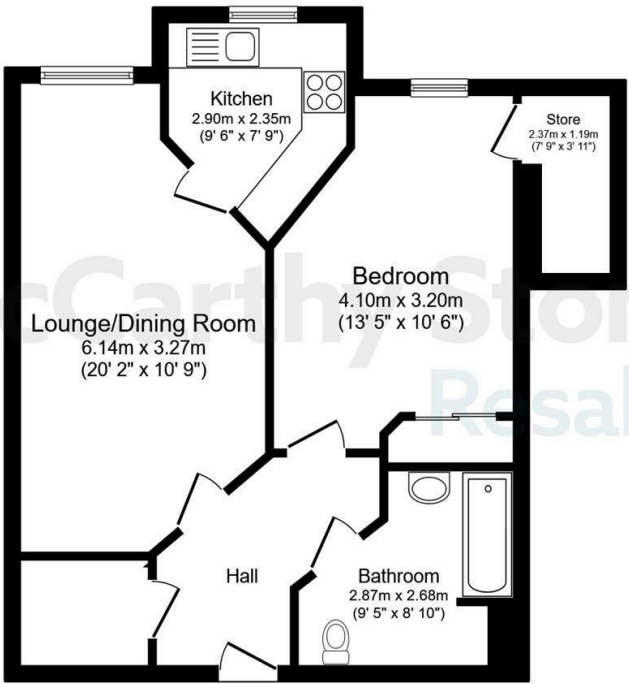


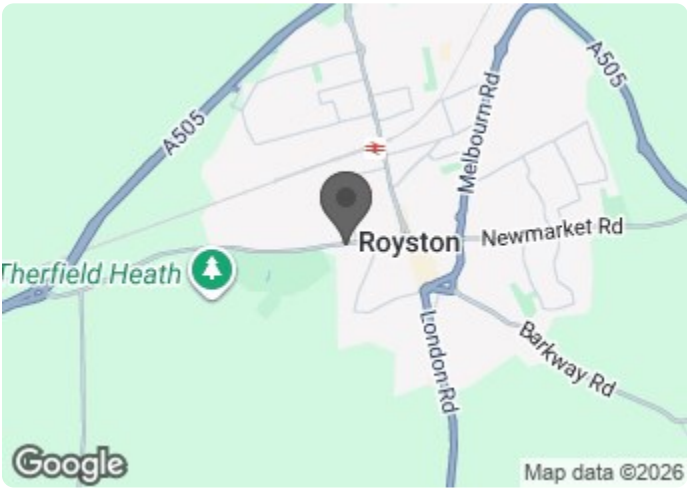
26 Goodes Court

Baldock Road, Royston, SG8 5FF



Total floor area 55.5 sq.m. (597 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 86                      | 86        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Asking price £80,000 Leasehold

\*\*\*OFFERED WITH ONE YEARS' SERVICE CHARGE PAID \*\*\*\*  
FULL REFURBISHMENT of ALL communal spaces within Goodes Court  
ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF GOODES COURT - BOOK NOW!  
A well presented one bedroom first floor apartment with additional store room from the bedroom and outlook over the Baldock Road.  
Goodes Court is a McCarthy Stone retirement living development with 24/7 staffing, domestic assistance and care available, restaurant, communal lounge and gardens.

Call us on 0345 556 4104 to find out more.

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

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# Goodes Court, Royston, Herts, SG8 5FF

### Goodes Court

The bustling market town of Royston is situated on the borders of Hertfordshire and Cambridgeshire and is home to Goodes Court. 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. Goodes Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide it's homeowners' with extra care. 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 care services can be arranged depending on your needs. For your reassurance the development is fitted with 24-Hour TV secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite waitress service restaurant with freshly cooked meals provided everyday. Other communal areas consist of a laundry room, mobility scooter store and charging point and landscaped gardens.

### Care & Support

The personal care services available at Goodes Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

### The Restaurant

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.

### Social Activites

The Communal Lounge is at the heart of the community at Goodes Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want. To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Goodes Court on a regular basis and always happy to welcome new clients.

### 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.

### Entrance Hall

Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response module is located. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector. Security door entry system with intercom. Doors lead to the lounge, bedroom and bathroom.

### Lounge

Spacious lounge with space for dining and an outlook over the front elevation. TV point with Sky+ connectivity, two ceiling lights and raised power sockets. Part glazed door leads into a separate kitchen.

### Kitchen

Kitchen fitted with a wide range of base and wall units which are fitted with roll edge work surfaces. A front facing window sits above the stainless steel sink unit with mixer tap and drainer. The electric oven is built in at work surface height for easy usage and provides space above for a microwave. There is a ceramic four ringed hob which sits beneath the extractor hood. The integrated fridge and freezer are positioned beneath the work surfaces.

### Bedroom

A spacious double bedroom with built in mirror fronted wardrobe and additional door leading to a storage cupboard (this is a rare feature within Goodes Court). Window provides outlook towards the front elevation. TV point, ceiling light and raised power sockets.

### Wet Room

A purpose built wet room with non slip safety flooring, equipped with a walk in shower with curtain and support rail, low level bath, vanity unit with inset wash hand basin and storage, fitted mirror and shaver point, WC, wall mounted heated towel rail and emergency pull-cord.

### Service Charge

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

# 1 Bed | £80,000

- 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. The annual Service Charge: £9,896.15 is for financial year ending 31/03/2026. Check out benefits you may be entitled to.

### Parking Permit Scheme (subject to availability)

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 Estate Manager on site for availability.

### Leasehold

Lease Length: 125 years from the 1st June 2011  
Ground Rent: £435 per annum  
Ground rent review: 1st June 2026

### Moving Made Easy & Additional Services

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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the Cabinet and Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

