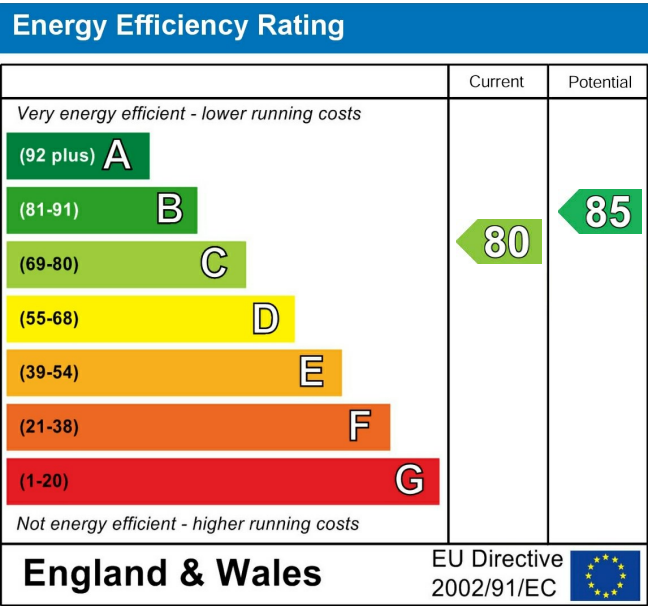
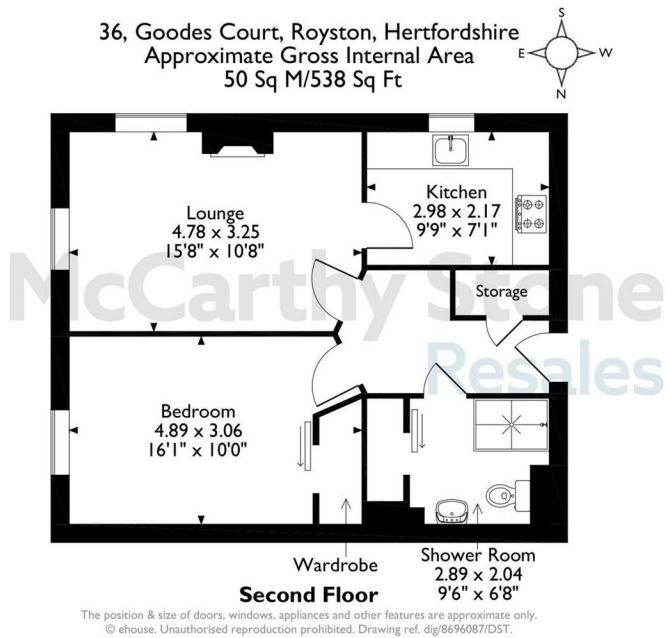




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Registered in England and Wales No. 10716544



36 Goodes Court

Baldock Road, Royston, SG8 5FF

Council Tax Band: B

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 36 Goodes Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £50,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- 1 bedroom second floor apartment
- 24-Hour on-site staffing
- Homeowners' lounge - with audio visual equipment
- Domestic assistance (one hour per week included in the service charge, additional hours by arrangement)
- Personal care packages available from the CQC registered YourLife team
- Guest suite + Function room
- Underfloor heating in communal areas
- Landscaped gardens
- To arrange an appointment to view telephone 0345 5564104
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE - PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

36 Goodes Court, Royston

 1 |  1 | Offers over £50,000

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.

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. 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.

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 area's consist of a laundry room, mobility scooter store and charging point and landscaped gardens. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Social Activities
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.

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.

Landcaped 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. The 24-hour emergency response module is located in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Smoke detector. Security door entry system with intercom. Doors lead to the lounge, bedroom, and wet room.

Lounge
Spacious lounge with southerly and easterly aspect window, and has ample space for dining. The feature electric fire with surround acts as an attractive focal point. TV point with Sky+ connectivity, two ceiling lights, raised electric points and panelled heater. Panel glazed door leads into a separate kitchen.

Kitchen
Kitchen fitted with a wide range of base and wall units which are again fitted with roll edge work surfaces. The electric oven is built in at work surface height for easy usage. There is a ceramic four ringed hob which sits beneath the extractor hood. Integrated fridge / freezer. Stainless steel sink unit with mixer tap and drainer sits below the southerly aspect window with electric opener.

Bedroom
A spacious double bedroom with built in mirrored wardrobes. The window has an easterly aspect. Emergency pull-cord, TV and telephone point, raised electric points and panelled heater.

Wet Room
A purpose built wet room, with non slip safety flooring, equipped with low level bath and separate walk in shower with shower rail and both providing support rails, 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
- 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 is £10,334.88 for the financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what 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, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

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

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 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.

Moving Made Easy
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 speak with our Property Consultant today.

- Additional Information & Services**
- Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

