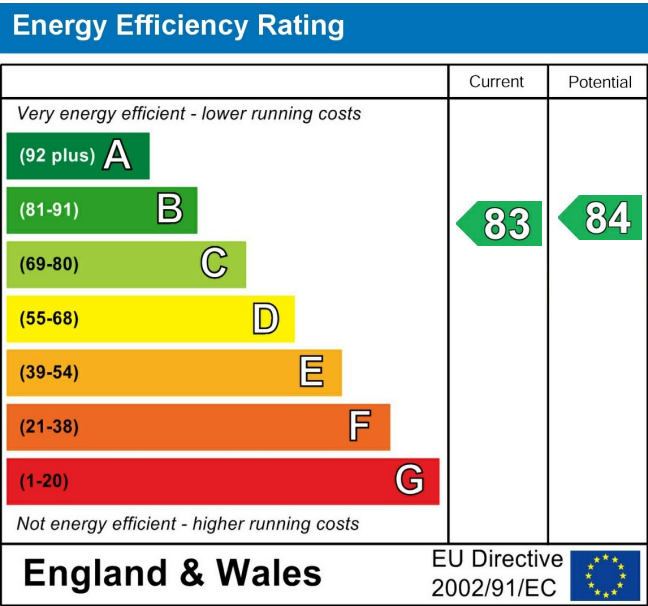
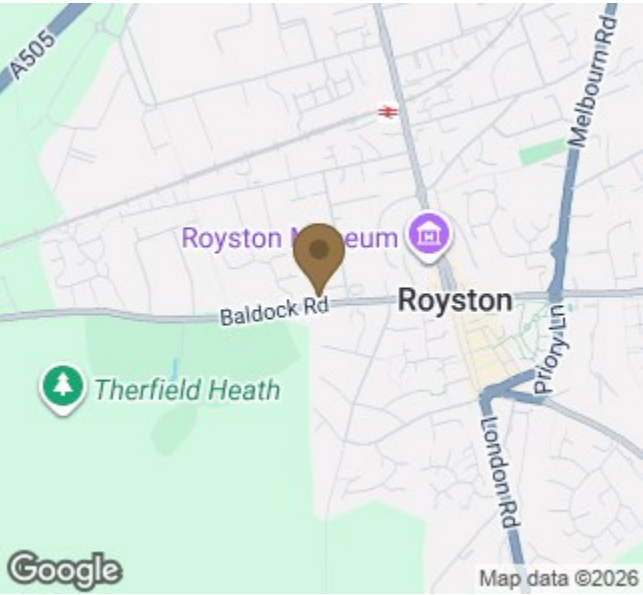
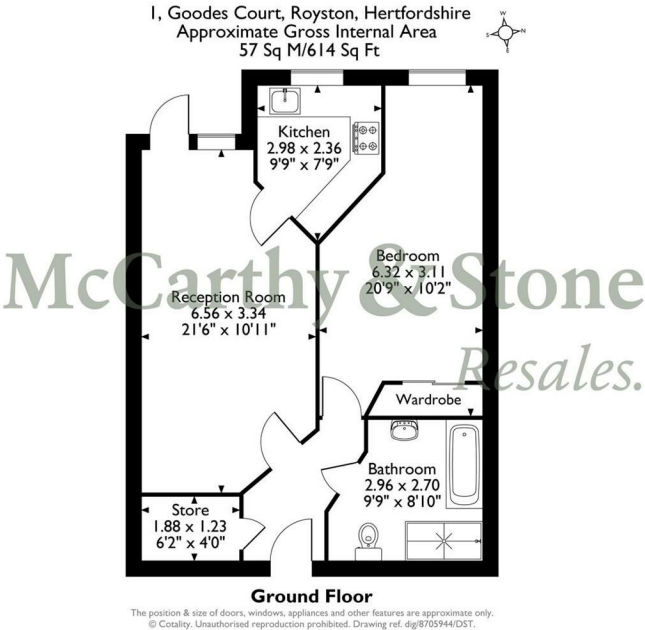




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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



1 Goodes Court

Baldock Road, Royston, SG8 5FF

1 1 **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 1 Goodes Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £90,000
Leasehold

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



Why you'll love living here:

- Beautifully presented freshly decorated with new carpets throughout
- Spacious lounge with access to a patio
- Double bedroom with built in wardrobe
- Homeowners' lounge - with audio visual equipment
- 24-Hour on-site staffing
- Estates Manager & YourLife team
- Domestic assistance (one hour per week included in the service charge,
- Personal care packages available from the CQC registered YourLife team
- Guest suite + Function room
- Landscaped gardens

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

1 Goodes Court, Royston

 1 |  1 | Asking price £90,000

Summary

Goodes Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its homeowners' with extra care and 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 hours can be arranged if required. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency. 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 every day. Other communal areas consist of a laundry room, mobility scooter store and charging point and well maintained landscaped gardens providing a great space to socialise with new friends and neighbours! It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Everything Close To Hand

Goodes Court is situated on Baldock Road, close to Royston Heath and next to Royston golf course. Just 150 yards away, the traditional town centre boasts a variety of high street and independent shops which sit alongside all the amenities that will satisfy your every day needs. For those that enjoy travelling further afield, Goodes Court offers excellent transport links. The nearest bus stop is less than 100 yards from the development. The central bus station is situated in the town, with regular services into surrounding towns and villages. Royston train station is less than half a mile away and has direct services to London. Goodes Court provides a perfect location for a happy enjoyable retirement.

Apartment Overview

We are delighted to offer this wonderful ground floor retirement apartment, presented in a 'turn key' condition having been decorated with new carpets fitted throughout. The bright and spacious lounge has direct access to a patio area, perfect for enjoying a morning coffee. A modern kitchen with built in appliances, double bedroom with built in wardrobes and a contemporary bath/shower room completes this lovely apartment.

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.



Landscaped Gardens

One of the main social hubs of Goodes Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Social Lifestyle

The Communal Lounge is at the heart of the community at DEVELOPMENT NAME 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.

Service Charge (RLP)

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.

Annual Service Charge: £10,334.85 for financial year end 31/3/2027

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.



Leasehold

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

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 Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.

