



Goodes Court, Royston SG8 5FF

welcome to

Goodes Court, Royston

Situated in an established retirement development, an opportunity to purchase a spacious and much-improved one-bedroom apartment. Accommodation also includes a spacious lounge/diner, fitted kitchen/Breakfast room and re-fitted bathroom. With many communal facilities, viewing is highly recommended.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Door To Communal Entrance Hall

Lifts and stairs to communal entrance hall, access to communal facilities including residents lounge, function and laundry facilities and on-site restaurant together with guest suite (available separately).

Entrance Hall

Spacious entrance hall, with intercom system to main entrance and the facility to remotely open the front door. Large built in cupboard housing hot water unit, electric wall heater.

Lounge/Diner

15' 8" x 10' 7" (4.78m x 3.23m)
Lovely dual aspect room with double glazed windows to front and side, feature fireplace with hearth and surround and mantle over and fitted electric fire, with remote control facility. Two recently fitted electric wall heaters. TV ariel point. BT Telephone point.

Kitchen

9' 9" x 7' 1" (2.97m x 2.16m)
Fitted kitchen comprising built in oven and ceramic hob with extractor over, single mixer taps and work surface surrounds, generous range of base and wall units, built in fridge freezer and free-standing microwave cooker, wall and floor tiling, double glazed window to side which can be opened remotely. Space for a breakfast table.

Bedroom

13' 11" x 10' plus door recess (4.24m x 3.05m plus door recess)
Spacious bedroom comprising built in wardrobes with sliding mirrored doors, double glazed window to front, electric wall heater. Emergency pull-cord, television, with shelf under, holding DVD player. Lighting which can be operated via Alexa/smart home system, BT Telephone point.

Bathroom/Wet Room

Re-fitted suite comprising large shower cubicle, low flush w/c, wash hand basin, with mirror, light, and razor point above, wall tiling, towel heater, large fitted cupboard, with shelving, hanging space and sliding mirrored doors. Emergency pull-cord.

Outside

Attractive and well-maintained communal gardens together with visitor parking spaces and the possibility of a designated personal parking space close to the entrance.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extremely well-presented and much-improved assisted living second floor apartment.
- Spacious lounge/diner.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 9896.16

Ground Rent: 235.00

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.

guide price

£9,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110599 - 0003

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