



Goodes Court, Royston, SG8 5FP

welcome to

Goodes Court, Royston

Situated in this popular development, close to the centre of Royston Town Centre and Heath, an opportunity to purchase a spacious second floor apartment with private balcony and no upward chain.



Communal Entrance Hall

Stairs and lift to first and second floors.

Entrance Hall

Cloaks cupboard. Airing cupboard. Telephone entry system.

Lounge/Kitchen

22' 4" x 10' 5" (6.81m x 3.17m)

Open plan living space with fitted kitchen comprising built in oven and hob with extractor over, one and a half bowl stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, washing machine and fridge/freezer. Electric heater. Double glazed double door and window to balcony.

Bedroom

13' 4" x 8' 7" (4.06m x 2.62m)

Built in wardrobe. Electric heater. Double glazed window to rear.

Bathroom

Suite comprising bath with shower over, low flush w/c, wash hand basin, towel radiator, wall tiling and extractor fan.

Outside

Allocated parking space in secure underground car park. Communal garden area.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Goodes Court, Royston

- Spacious second floor apartment offered with no upward chain.
- Situated within a short walk of Royston Heath, Town Centre and Railway Station.
- Spacious open plan lounge/kitchen opening onto balcony.
- Large double bedroom and family bathroom.
- Allocated parking space in secure underground car park.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1347.07

Ground Rent: 382.64

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs

offers over

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110316 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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