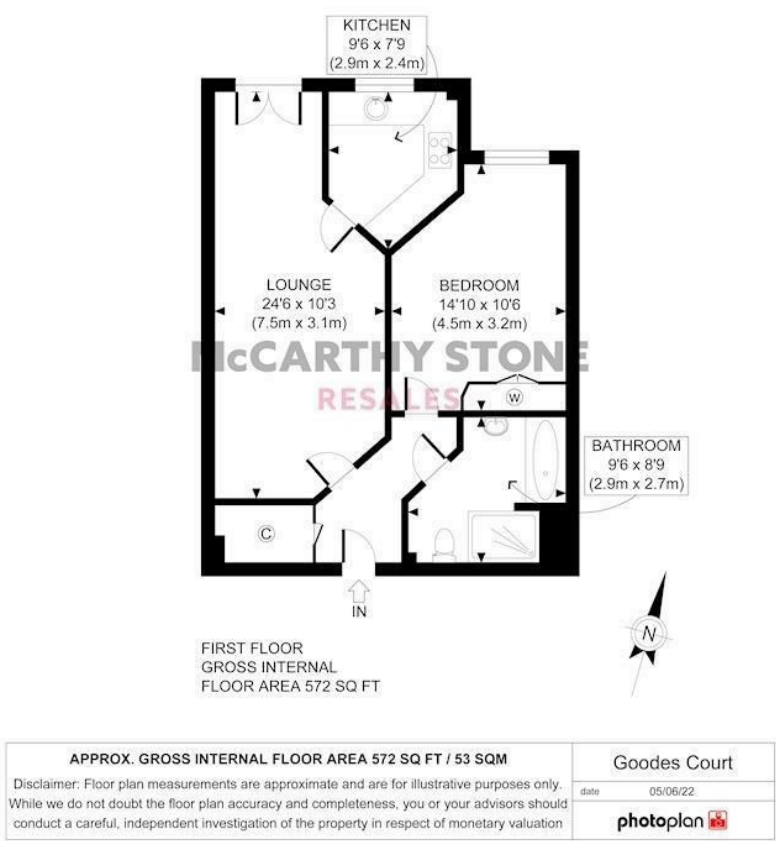
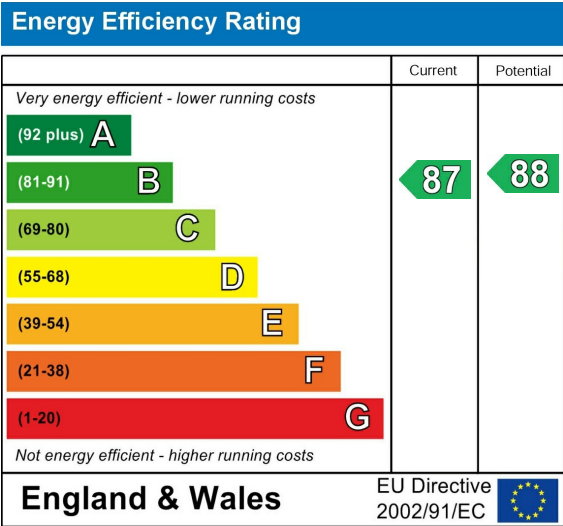
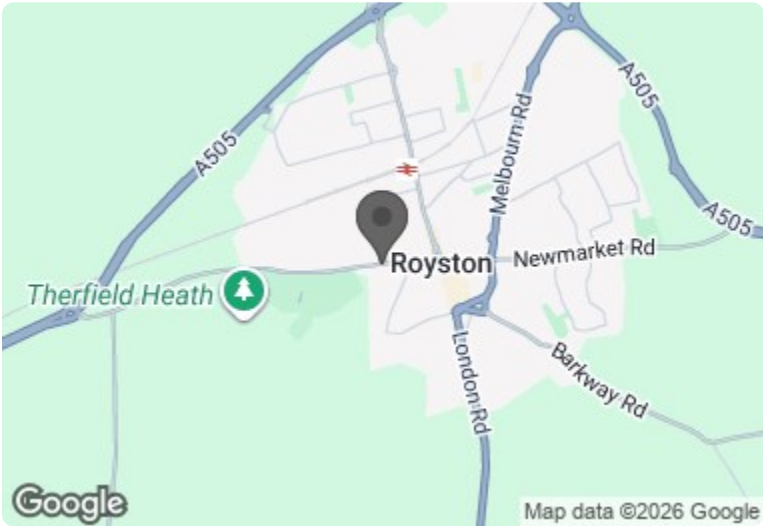




Council Tax Band: B



23 Goodes Court

Baldock Road, Royston, SG8 5FF



PRICE REDUCTION

Asking price £100,000 Leasehold

A well presented one-bedroom retirement property situated on the first floor, offering comfortable and practical accommodation. The property comprises an entrance hallway with a useful walk in storage cupboard and a generously sized, sunny lounge featuring a Juliet balcony, allowing plenty of natural light. The fitted kitchen offers a range of wall and base units, a built-in electric oven, ceramic hob, extractor hood and integrated fridge. The spacious double bedroom benefits from a built in wardrobe with mirrored sliding doors and a large window. A purpose built wet room completes the accommodation, featuring non slip flooring, a shower, low level bath, WC and vanity unit. An appealing retirement property offering bright, well proportioned living spaces and practical storage throughout.

Call us on 0345 556 4104 to find out more.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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Registered in England and Wales No. 10716544



Goodes Court, Baldock Road, Royston

About 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 hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team (subject to availability and by prior arrangement). 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.

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Apartment Overview

A well presented one-bedroom retirement property situated on the first floor, offering comfortable and practical accommodation. The property comprises an entrance hallway with a useful walk in storage cupboard and a generously sized, sunny lounge featuring a Juliet balcony, allowing plenty of natural light. The fitted kitchen offers a range of wall and base units, a built-in electric oven, ceramic hob, extractor hood and integrated fridge. The spacious double bedroom benefits from a built in wardrobe with mirrored sliding doors and a large window. A purpose built wet room completes the accommodation, featuring non slip flooring, a shower, low level bath, WC and vanity unit. An appealing retirement property offering bright, well proportioned living spaces and practical storage throughout.

Care & Support 3

Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Goodes Court we offer the services of a brilliant domestic and personal care team onsite each day. They can



help make every day living a little bit easier and more enjoyable.

They can help with things like:

- General cleaning or changing the bed
- Meal planning and preparation
- Bathing, showering and continence support
- Help with medication
- Shaving and grooming/hair and makeup
- Personal shopping and dog walking

The Restaurant/Bistro

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.

Landscaped Gardens 1

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.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

Social Lifestyle 4

At Goodes Court you'll also find there's always a lot going on, including; fitness classes, films nights, craft clubs, quizzes... if nothing takes your fancy, you're welcome to start a group of you own. Whatever you enjoy doing, you'll soon meet other homeowners with shared interests, passions and hobbies. This is what makes our communities so special. After all, life is so much more fun when you can share it with people who have much in common.

Car Parking (Permit Scheme)

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.



1 Bed | £100,000

Additional Information & Services

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

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.

Service Charge: £10,334.85 per annum (up to financial year end 31/03/2027).

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

Lease Information

Ground rent: £435
Ground rent review: 1st June 2026
Lease: 125 years from 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.



PRICE
REDUCED

