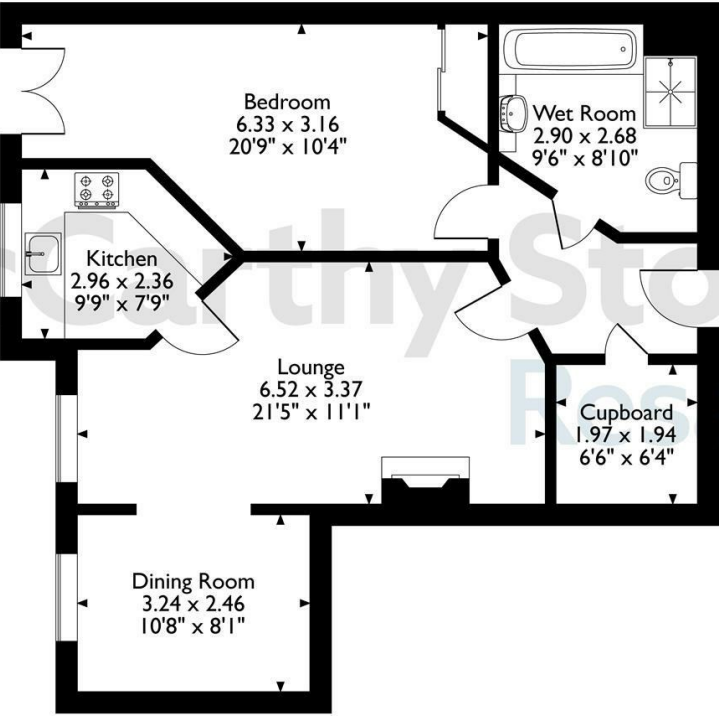
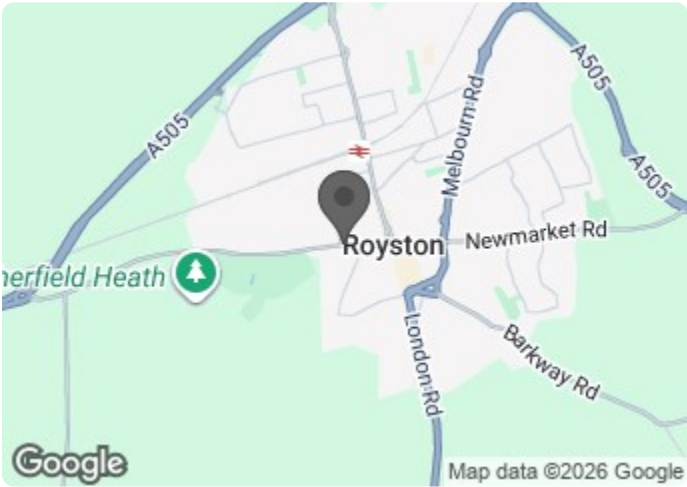


38, Goodes Court, Royston, Hertfordshire
Approximate Gross Internal Area
70 Sq M/753 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

38 Goodes Court

Baldock Road, Royston, SG8 5FF



Asking price £89,950 Leasehold

Enjoy Lunch on Us – Book Your Tour at Goodes Court Today!

Discover the lifestyle on offer at Goodes Court, where you can enjoy a complimentary lunch when you take a personalised tour of this beautifully refurbished development.

This larger than average one-bedroom apartment, located on the second floor, benefits from a desirable westerly aspect, allowing plenty of natural light and separate dining area. Number 38 also benefits from newly fitted carpets throughout.

Goodes Court is a Retirement Living PLUS development, offering the perfect balance of independence and support. Residents have access to high-quality care services, delivered by McCarthy & Stone's experienced, CQC-registered Estates team, ensuring peace of mind when it matters most.

The development has undergone a full refurbishment of all communal areas, creating stylish and welcoming spaces for socialising and relaxation.

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. Unauthorised duplication or usage for any purpose is strictly prohibited.

Goodes Court, Baldock Road, Royston

Summary

The bustling market town of Royston is situated on the borders of Hertfordshire and Cambridgeshire and is home to Goodes Court. 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. 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 on hand to manage the day to day running of the development and attend to any queries you may have, outside her hours there is a duty manager on call 24/7 onsite. 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.

Entrance Hallway
Front door with spy hole leads to the spacious entrance hall where the 24-hour emergency response module is located. From the hallway there is a door to a sizeable walk-in storage cupboard. Illuminated light switches & smoke detector. Security door entry system with intercom. Doors lead to the lounge, bedroom and wet room

Lounge
Feature fireplace with electric fire. westerly aspect window, . Telephone and TV point with Sky+ connectivity, two decorative ceiling lights, wall panelled heater and raised power sockets. Panel glazed door to the kitchen.

Dining Area
Westerly aspect window



Kitchen

Fitted with a wide range of eye level and base units with roll top work surfaces over. Stainless steel sink unit with mixer tap and drainer sits below the window with blind. The electric oven is built in at waist height for easy accessibility and space above for microwave. There is a ceramic four ringed hob which sits beneath the extractor hood. Further benefits from an integrated fridge and freezer, tiled floors and central light point.

Bedroom
A double bedroom benefiting double opening doors to Juliet balcony, fitted wardrobe with mirror fronted sliding doors. Emergency pull-cord, TV and telephone point, decorative ceiling light, wall panelled heater and raised power sockets.

Wet Room
A purpose built wet room, with non slip safety flooring. Equipped with a walk in shower with support rail and curtain rail. Low level bath with support rail, vanity unit with inset wash hand basin and storage, fitted mirror and shaver point, WC and mirrored cupboard above, wall mounted heated towel rail, shower and emergency pull-cord.

Service Charge (breakdown)

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Subsidised on-site restaurant
- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.



1 bed | £89,950

Annual Service Charge: £10,334.88 for the financial year ending 31/03/2027 .

Car Parking (Permit Scheme)
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 Estate Manager on site for availability.

Lease Information
Ground rent: £435 per annum
Ground rent review: 1st June 2026
Lease length: 125 years from the 1st June 2021

Additional Information and Services

- Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage
- 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 CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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.

