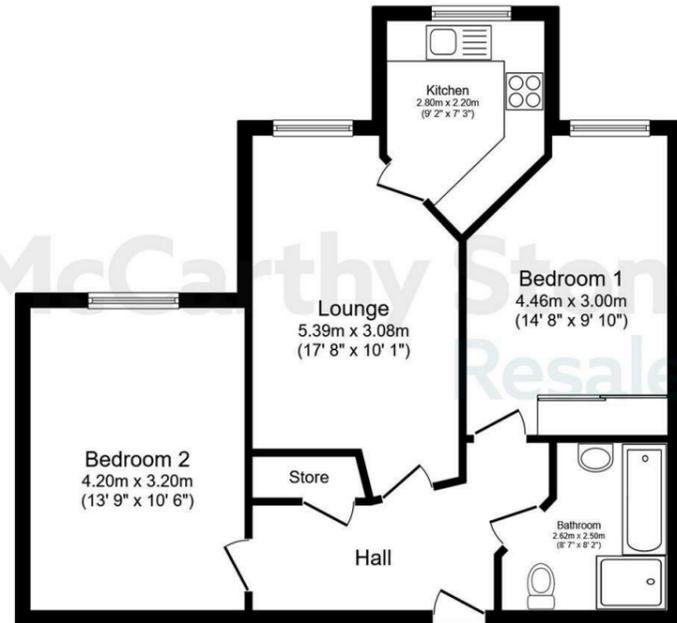


48 Goodes Court

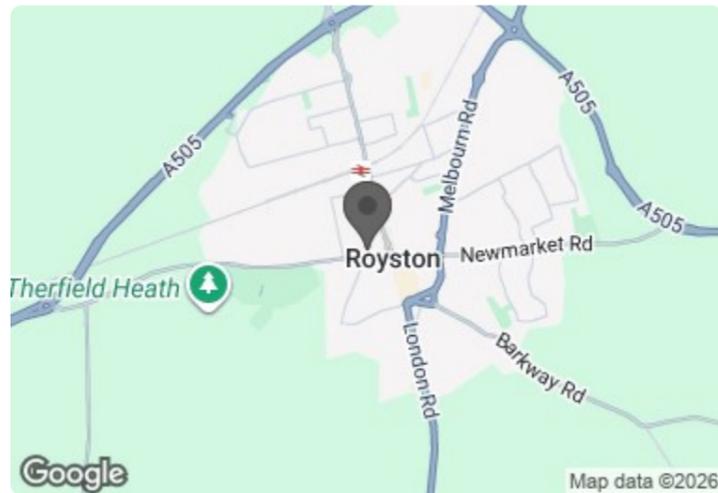
Baldock Road, Royston, SG8 5FF

PRICE REDUCED



Total floor area 62.5 m<sup>2</sup> (672 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



PRICE REDUCTION

Asking price £90,000 Leasehold

FULL REFURBISHMENT of ALL communal spaces!  
ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF GOODES COURT - BOOK NOW!  
A spacious TWO BEDROOM second floor apartment with a dual aspect lounge and SOUTH FACING aspect situated within a MCCARTHY & STONE retirement living plus development.  
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

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# Goodes Court, Baldock Road, Royston

## 2 Bed | £90,000

PRICE  
REDUCED

### 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 high street shops and amenities.

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. 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 care services can be arranged.

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.

### 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.

### Social Activities

The Communal Lounge is at the heart of the community at Goodes Court 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.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Goodes Court on a regular basis and always happy to welcome new clients.

### The Restaurant

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.

### Entrance Hall

Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response module is located. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector. Security door entry system with intercom. Doors lead to the bedrooms, lounge, wet room and WC.

### Lounge

Spacious lounge with the benefit of a dual aspect with outlook towards the rear gardens and side and sunny south facing aspect. The room has ample space for dining and a feature electric fire with sound which acts as an attractive focal point. TV point with Sky+ connectivity, two ceiling lights and raised power sockets. Further partially glazed door leads onto the separate kitchen.

### Kitchen

Kitchen fitted with a wide range of base and wall units which are again fitted with roll edge work surfaces. A south facing window with blind sits above the stainless steel sink unit with mixer tap and drainer. The electric oven is built in at work surface height for easy usage. There is a ceramic four ringed hob which sits beneath the extractor hood. Also benefits from an integrated fridge.

### Master Bedroom

A generously sized master bedroom with large window with south facing aspect and outlook over the rear gardens. Benefiting from a built in wardrobe with mirror fronted sliding doors. Emergency pull-cord, TV and telephone point, ceiling light point and raised power sockets.

### Bedroom Two

Double second bedroom which south facing aspect, this room could also be used for dining or a hobby room. Central ceiling light and raised power sockets.

### Shower Room

A purpose built shower room, with non slip safety flooring, equipped with low level panelled bath, level access shower with curtain and support rail. Vanity unit with inset wash hand basin and storage, fitted mirror and shaver point. Free-standing white storage unit (which can stay if desired), WC, wall mounted heated towel rail, shower, and emergency pull-cord.

### 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.

### Service Charge (breakdown)

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: £13,275.87- per annum (for financial year ending 31/03/2026).

### Lease Information

Ground rent: £510 per annum

Ground rent review: 1st June 2026

Lease: 125 years from 1st June 2011

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

### Moving Made Easy & Additional Services

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.

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

