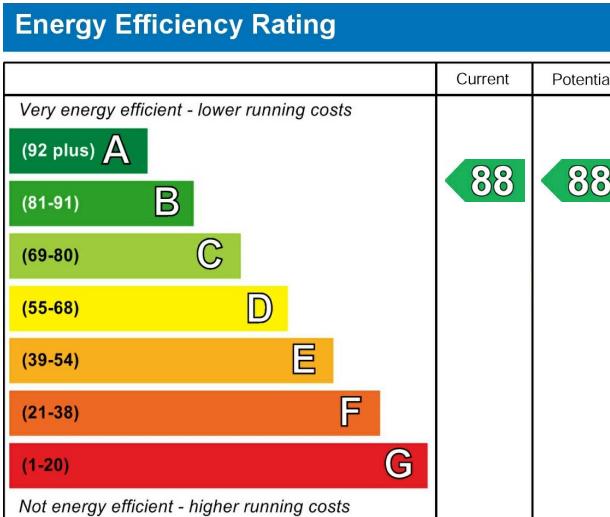


APPROX. GROSS INTERNAL FLOOR AREA 638 SQ FT / 59 SQM	Goodes Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 14/01/22
	photoplans

## COUNCIL TAX BAND: B



## McCARTHY STONE RESALES

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## 33 GOODES COURT

BALDOCK ROAD, ROYSTON, SG8 5FF



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF GOODES COURT - BOOK NOW!

A well presented one bedroom retirement apartment, situated on the FIRST FLOOR and being ideally positioned with CLOSE PROXIMITY TO THE LIFT. The BRIGHT AND SPACIOUS apartment boasts a SUNNY LIVING/ DINING ROOM, modern FITTED KITCHEN, a purpose built WET ROOM, with bath and separate shower and a larger than average entrance hallway.

### PRICE REDUCTION

**ASKING PRICE £80,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# GOODES COURT, BALDOCK ROAD,

## 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 high street shops and amenities. Goodes Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its 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.

## ENTRANCE HALLWAY

Front door with spy hole leads to the spacious entrance hall where the 24-hour Tunstall emergency response module is located. From the hallway there is a door to a sizeable walk-in storage cupboard/airing cupboard. Illuminated light switches & smoke detector. Security door entry system with intercom. This hallway provides furniture and also separates the living room from the bedroom and bathroom. Doors lead to the bedroom, living room and bathroom.



## LIVING ROOM

The living room benefits from a sunny aspect and is very well-proportioned. Boasting TV point with Sky+ connectivity, double glazed window allowing natural light, two ceiling lights, wall panelled heater and raised power sockets. A partially glazed door leads to the Kitchen.

## KITCHEN

Fitted with a wide range of wall and base units with roll top work surfaces over. The electric oven is built in at waist height for easy accessibility. There is a ceramic four ringed hob which sits beneath the extractor hood. Further benefits from an integrated fridge, stainless steel sink unit with mixer tap and drainer and double glazed window above.

## BEDROOM

A spacious double bedroom with a built in mirrored sliding door wardrobe. Emergency pull-cord, double glazed window, TV and telephone point and wall panelled heater.

## BATHROOM

A purpose built wet room, with non slip safety flooring. Equipped with low level bath, vanity unit with inset wash hand basin and storage, fitted mirror and shaver point, WC, wall mounted heated towel rail, shower and emergency pull-cord.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal 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 BEDROOMS £80,000

Service charge: £8,629.49 per annum (up to financial year end 31/03/2024)

\*\*Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200').

## 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.

## LEASE INFORMATION

Ground rent: £435 per annum

Ground rent review: 1st June 2026

Lease: 125 years from the 1st June 2011

## ADDITIONAL SERVICE

\*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

