



**Council Tax Band: B**



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>		
(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			
England & Wales		EU Directive 2002/91/EC	

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**30 Goode's Court**  
Baldock Road, Royston, SG8 5FF

**PRICE  
REDUCED**



**PRICE REDUCTION**

**Asking price £100,000 Leasehold**

~ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF GOODES COURT - BOOK NOW!~  
FULL REFURBISHMENT of ALL communal spaces!

A sunny SOUTH FACING one bedroom first floor apartment with rear garden outlook situated within the McCarthy Stone Retirement Living PLUS development, Goode's Court. A fantastic opportunity to join a VIBRANT retirement COMMUNITY in the heart of Royston with onsite RESTAURANT, as well as CARE and SUPPORT services available.

**Call us on 0345 556 4104 to find out more.**

# 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. Part of McCarthy & Stone's Retirement Living PLUS range (formerly 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. 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.

## 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 are always happy to welcome new clients.

## 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.

## The Restaurant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Goodes Court serves 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.



McCarthy Stone



McCarthy Stone

## Landscape Gardens

Goodes Court boasts extensive landscaped gardens which wrap 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.

## 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 lounge, bedroom and the bath room.

## Lounge

Spacious lounge with the benefit of ample space for dining and an attractive fire with surround. The lounge has a sunny south facing aspect and French doors leading to a Juliet balcony which allows lots of natural light in and provides views towards rear / gardens. TV point with Sky+ connectivity, two ceiling lights and raised power sockets. A part-glazed door leads to a 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 rear / garden aspect window sits above the stainless steel sink unit with mixer tap and drainer. The electric oven is built in at work surface height with space above for a microwave. There is a ceramic four-ringed hob, which sits beneath the extractor hood, and separate integral fridge and freezer units.

## Bedroom

A generous double bedroom with window providing south facing aspect and views towards the rear / gardens. The room has the benefit of a built in mirror fronted wardrobe housing hanging rails and shelving. Telephone and TV point, raised height electric sockets and ceiling light point.

## Bath Room With Shower

A purpose built bath room with full sized bath and separate level-access shower with support / grab rails and curtain. It has a vanity unit with inset wash hand basin and fitted mirror above, WC and heated towel rail. The bath room has non-slip flooring, an extractor fan, electric shaver socket and emergency pull-cord.

# 1 Bed | £100,000

PRICE  
REDUCED



## Service Charge

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
- Buildings insurance, water and sewerage rates
- Contingency fund including internal and external redecoration of communal areas

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: £9,896.15 per annum (for financial year ending 31/03/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to support you with service charges and living costs.  
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Parking Permit Scheme (subject to availability)

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.

## Leasehold

Ground rent: £435 per annum  
Ground rent review: 1st June 2026  
Lease length: 125 years from 1st June 2011

## 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 that can assist with service charges or living costs.
- 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

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