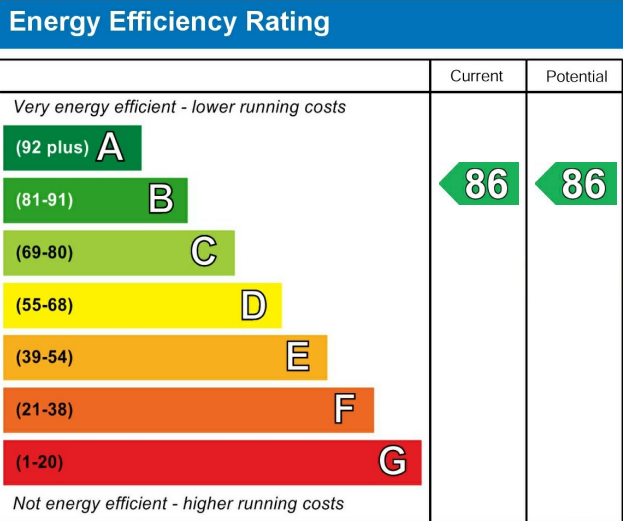


COUNCIL TAX BAND: C



**McCARTHY STONE  
RESALES**

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 that 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 commercial purposes is prohibited by the Copyright law and will be prosecuted.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

**McCARTHY STONE  
RESALES**

**28 GOODES COURT**  
BALDOCK ROAD, ROYSTON, SG8 5FF



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

A spacious TWO BEDROOM GARDEN FACING apartment with a SUNNY SOUTHERLY ASPECT, situated within a desirable MCCARTHY & STONE retirement living plus development.

**PRICE REDUCTION**  
**ASKING PRICE £225,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# GOODES COURT, BALDOCK ROAD,

## 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 (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 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 area's consist of a laundry room, mobility scooter store and charging point and landscaped gardens.

## SOCIAL ACTICITIES

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.

## 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 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

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.

## ABOUT 28 GOODES COURT

McCarthy & Stone Resales are proud to bring to the market this well presented two bedroom apartment with a sunny south facing aspect which overlooks Goodes Court well maintained communal gardens. The apartment features a dual aspect lounge and wet room featuring both shower and bath. The apartment is location on the first floor (serviced by lift and stairs positioned opposite). Viewings advised.

## ENTRANCE HALLWAY

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, bedrooms and wet room.

## LOUNGE

Bright and airy lounge benefiting from a dual aspect with both south and east aspect which allows lots of natural light in, the window provides attractive views of the well maintained communal gardens. There is ample space for dining and an electric fire with surround which provides an attractive focal point. TV point with Sky+ connectivity, two ceiling lights and raised power sockets.

## KITCHEN

Modern fitted kitchen with a wide range of base and wall units with roll edge work surfaces. A south facing window sits in front of the stainless steel sink unit with mixer tap and drainer. The electric oven is built in at work surface height for easy usage and provides space above for a microwave. There is a ceramic four ringed hob which sits beneath the extractor hood. Integrated fridge and freezer. .

## BEDROOM ONE

A spacious double bedroom with a south facing window and provides garden views. Benefiting from a mirror fronted built in wardrobe. Emergency pull-cord, TV and telephone point, central ceiling light and raised power sockets.

## BEDROOM TWO

A generous second bedroom which could also be used for dining



# 2 BEDROOMS £225,000

or hobby / study with a south facing window which provides garden view. Emergency pull-cord, central ceiling light and raised power sockets.

## WET ROOM

A purpose built wet 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, WC, wall mounted heated towel rail, shower, and emergency pull-cord.

## 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: £11,663.16 per annum (up to financial year end 31/03/2024).

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

## 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: £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 or of age or over.

## 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 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 speak with our Property Consultant today.

