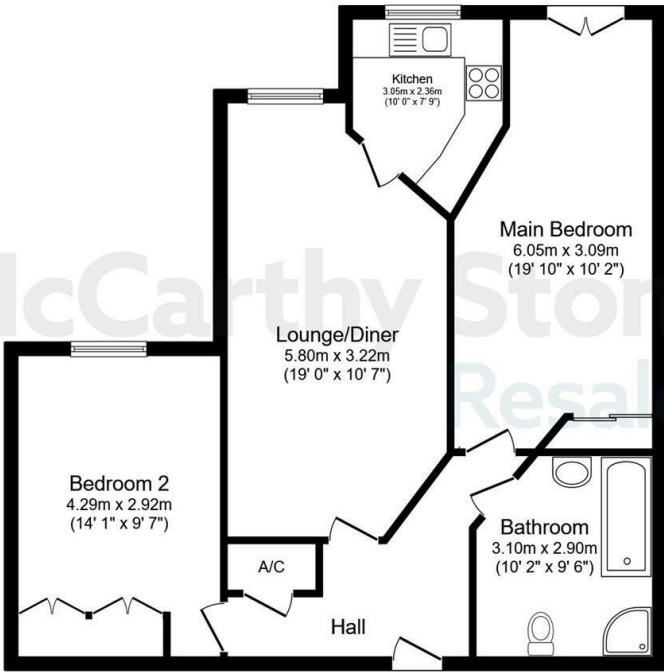


34 Goodes Court

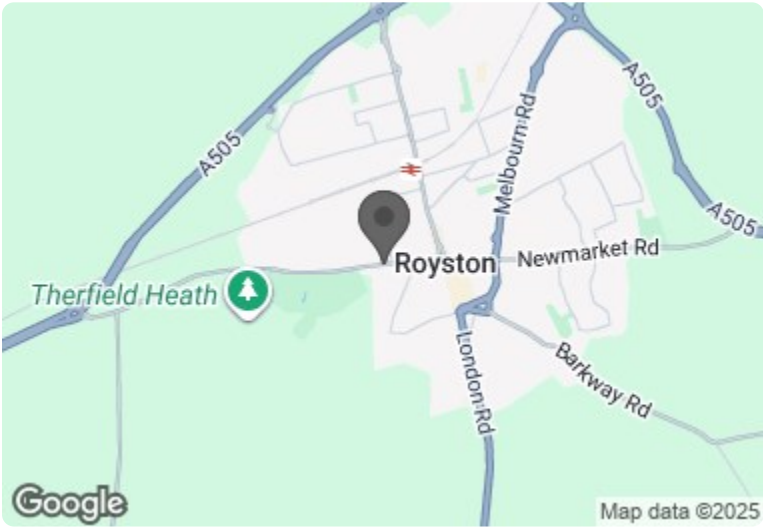
Baldock Road, Royston, SG8 5FF

PRICE  
REDUCED



Total floor area 79.2 sq.m. (853 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Offers in the region of £80,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF GOODES COURT - BOOK NOW!  
A spacious TWO BEDROOM second floor apartment with outlook towards the rear, modern kitchen and wet room. Situated within a desirable MCCARTHY & STONE retirement living plus development which has had a FULL REFURBISHMENT of ALL communal spaces!  
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

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# Goodes Court, Baldock Road, Royston

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

## 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.

## 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.



## Landscape 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.

## 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 bedrooms, lounge, wet room and WC.

## Lounge

Spacious lounge with outlook towards the rear car park and gardens. 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. 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. The 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 with space above for a microwave. 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 French doors leading to a Juliet balcony providing views towards the rear elevation. 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.

## Second bedrom

Double second bedroom which could also be used for dining or a hobby room. Window providing views towards the rear elevation. 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.

## 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.



# 2 Bed | £80,000

## Service Charge (RLP) What Your Service Charge Pay

- 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. ANNUAL SERVICE CHARGE: £13,275.87 for financial year ending 31/03/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

## Lease Information

Ground rent: £510 per annum  
Ground rent review: 1st June 2026  
Lease: 125 years from 1st June 2011

## Moving Made Easy & Additional Information

- 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



PRICE  
REDUCED