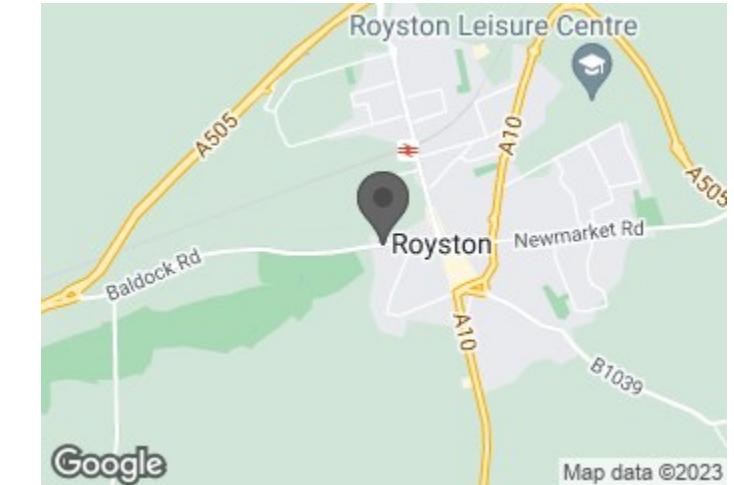


## COUNCIL TAX BAND: B



## McCARTHY STONE RESALES

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE**  
RESALES

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



\*JOIN US FOR COFFEE & CAKE - THURSDAY 15TH JUNE - 10am - 4pm - BOOK YOUR PLACE TODAY!\*

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF GOODES COURT - BOOK NOW! A well presented one bedroom SOUTH FACING apartment, situated on the first floor. Positioned within a McCarthy Stone retirement living plus development.

**ASKING PRICE £135,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# GOODES COURT, BALDOCK ROAD, ROYSTON

## 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 it's homeowners' with extra care. An Estates Manager on hand to manage the day to day running of the development and attend to any queries you may have, outside her hours there is a duty manager on call 24/7 onsite. 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.

## 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. Doors lead to the wet room, bedroom and lounge.

## LOUNGE

Spacious lounge with a Juliet balcony with views towards the rear with a sunny south facing aspect. The room provides ample space for dining, ideally positioned in front of the Juliet balcony. Telephone and TV point with Sky+ connectivity, two decorative 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. Stainless steel sink unit with mixer tap and drainer sits below the electric opening window with south aspect. The electric oven is built in at waist height for easy accessibility and there is space above for a microwave. There is a ceramic four ringed hob which sits beneath the extractor hood. Further benefits from an integrated fridge and freezer, tiled floors and central light point.

## BEDROOM

A double bedroom benefiting from a built in wardrobe with mirror fronted sliding doors. Window providing views towards the rear and also has a sunny south facing aspect. Emergency pull-cord, TV and telephone point, decorative ceiling light, wall panelled heater raised power sockets.

## WET ROOM

A purpose built wet room, with non slip safety flooring. Equipped with a walk in shower with support rail and curtain rail. Low level bath, vanity unit with inset wash hand basin and storage, fitted mirror and shaver point, WC and mirrored cupboard above, wall mounted heated towel rail, shower and emergency pull-cord.



**1 BED | £135,000**

## SERVICE CHARGE (BREAKDOWN)

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Subsidised on-site restaurant
- Cleaning of communal windows and exterior of apartment 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.

Service charge: £7,763.28 per annum (£646.94 per month) (up to financial year end 31/03/2023).

## 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: £435 per annum

Ground rent review: 1st June 2026

Lease length: 125 years from the 1st June 2011

