



# 36, Goodes Court

Royston,

Hertfordshire, SG8 5FF

Leasehold - Guide Price £125,000

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properties

This 1 bedroom second floor assisted living retirement apartment is situated perfectly, nestled between Royston Town Centre and Therfield Heath allowing easy access to all local amenities. The property is an extremely well-presented and much-improved second floor, assisted living apartment. Accommodation comprises of entrance hallway with electric opening front door. Built in storage cupboard, spacious and bright lounge with feature fireplace and windows to both side and rear aspects. Spacious kitchen, a generous master bedroom, re-fitted bathroom, and ample power points throughout.

- CHAIN-FREE
- WETROOM
- DOUBLE BEDROOM
- MODERN KITCHEN
- EXTRA FACILITIES AVAILABLE
- COUNCIL TAX BAND B & EPC RATING C

## Accommodation

### Lounge

15' 8" x 10' 7" (4.78m x 3.23m)

Lovely dual aspect room, carpeted, with double glazed windows to front and side, feature fireplace with hearth and surround, mantle and TV point over, fitted electric fire, with remote control facility. Two recently fitted electric wall storage heaters. BT Telephone point.

### Kitchen

9' 9" x 7' 1" (2.97m x 2.16m)

Remote controlled opening to double glazed window on side aspect, range of wall mounted and base units, built in oven/hob (electric), built-in fridge freezer, microwave oven, and kettle & toaster if required. Space for dining room furniture, tiled flooring, tiled walls, electric heater, granite effect work surfaces, electric storage heater.



## Bathroom/Wet Room

8' 0" x 6' 8" (2.44m x 2.03m)

Re-fitted suite, comprising large shower cubicle, low flush w/c, wash hand basin, with mirror, light, and razor point above, heated towel rail. Vinyl flooring, tiled walls, large built in storage cupboard, with shelving, hanging space and sliding mirrored doors. Emergency pull-cord.

## Bedroom

13' 11" x 10' 0" (4.24m x 3.05m)

Spacious room. Built in wardrobes with sliding mirrored doors, carpeted, electric storage heater, double glazed window to rear aspect. Emergency pull-cord. Television, with shelf under, holding DVD player. Alexa operated lighting. BT Telephone point.

## Agent's Notes

### Lease Details

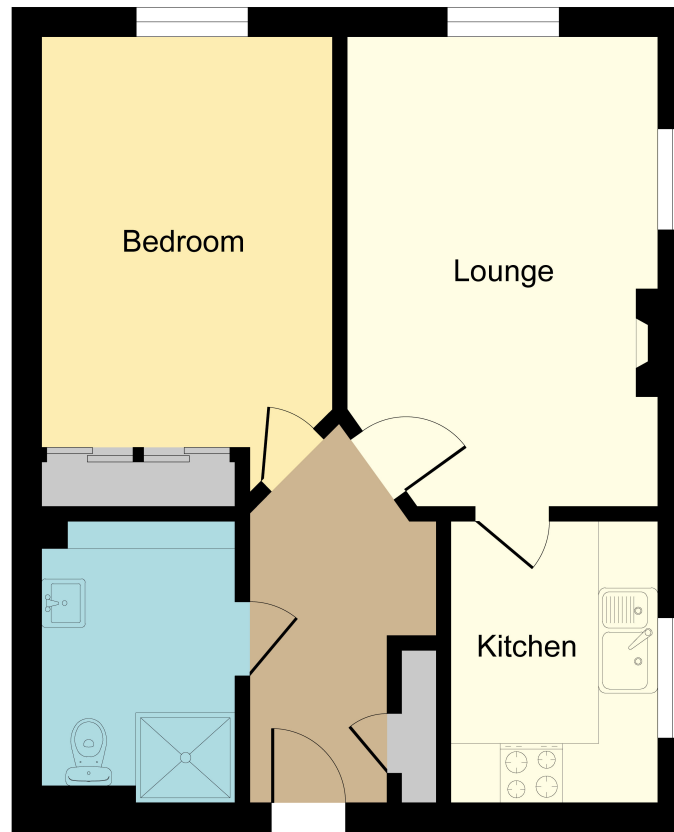
Lease Length - 125 years from and including 1 June 2011 (111 years remaining)

Service Charge - £3,312.60/six monthly

Ground Rent - £217.50/six monthly



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

All Measurements are approximate and for display purposes only

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | E: royston@country-properties.co.uk

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