

A three-story brick apartment building with a central entrance and a parking area with cars. The building features a mix of light and dark red bricks, white window frames, and small balconies with white railings. The entrance is marked with a sign that reads "GOODES COURT". A white Volvo and a silver car are parked in the foreground. The sky is clear and blue.

# 52, Goodes Court

Royston,  
Hertfordshire, SG8 5FF  
Leasehold £125,000

country  
properties



One bedroom apartment, situated on the second floor in the McCarthy and Stone development at Goodes Court. The property benefits from all the usual features of an assisted living property and has the added advantage of being close to Royston Golf Club and Therfield Heath. NO ONWARD CHAIN.

- One bedroom apartment
- Kitchen with appliances
- Lounge with Juliette balcony
- Wet room with shower and bath
- Double bedroom with built in wardrobe.
- NO ONWARD CHAIN

## Second Floor

### Entrance Hall

Large walk in cupboard housing hot water cylinder and fuse board. Racking for storage.

### Lounge/Diner

25' 4" x 10' 4" (7.72m x 3.15m)  
narrowing to 6' 49"

Electric heaters, French doors and Juliette balcony overlooking the rear of the development.

### Kitchen

7' 7" x 7' 6" (2.31m x 2.29m)  
Window to rear aspect, fully fitted with matching wall and base units, eye level electric oven, electric hob with extractor over, integrated freezer and separate fridge.

### Wet Room

Suite comprising bath, wash hand basin with vanity unit below, heated towel rail, shower, low level W.C, wall mounted mirror with light above, wall mounted dimplex heater.

### Bedroom

13' 5" x 10' 3" (4.09m x 3.12m)  
Window to rear aspect, wall mounted electric radiator, built in wardrobe with sliding mirrored doors.



## Residents information

Residents at Goodes Court can enjoy the following benefits:-

On-site care staff operating 24 hours, 7 days a week

Care line alarm services

Lifts to all floors

Lounge, dining room with catering

Laundry, overnight guest facilities and storage for mobility equipment

Landscaped communal gardens

One hour housekeeping help every week with the ability to purchase more hours

Opportunity to purchase parking permits

## Agents Notes

Lease:

125 years from 1st June 2011.

Fees :

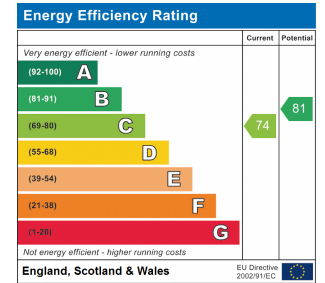
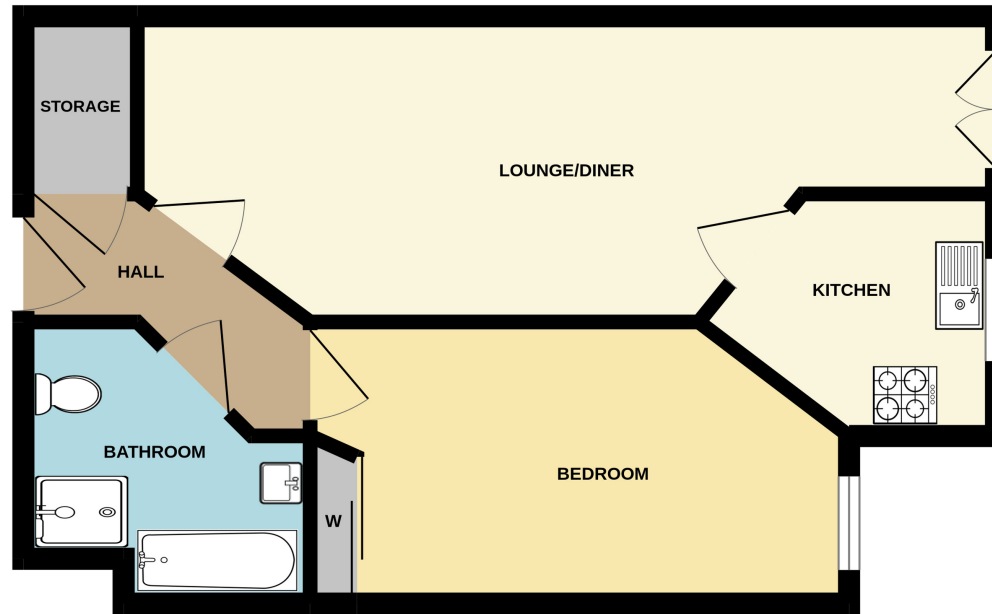
Service Charge: £9657.48 Per Annum.

Ground Rent: £435.00 Per Annum.





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing by appointment only

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