



# 34, Goodes Court

Royston,

Hertfordshire, SG8 5FF

Leasehold - Guide Price **£190,000**

country  
properties



This 2 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 apartment is neatly presented throughout and the accommodation comprises of a large entrance hallway with built in storage cupboard, a spacious and bright lounge/diner with feature fireplace, modern kitchen, a generous master bedroom with Juliette balcony, a second spacious bedroom and bathroom/wetroom.

Goodes Court also contains a pleasant and well cared for communal garden space and a host of other facilities such as, residents lounge, restaurant and laundry room. Guest suites, visitor parking, and resident parking permits, with a designated parking space are also available if required.

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

## Accommodation

### Entrance

Intercom system, airing cupboard, access to:-

### Lounge

18' 10" x 10' 6" (5.74m x 3.20m)  
Double glazed window to the front aspect, electric fireplace, access to:-

### Kitchen

7' 9" x 10' 0" (2.36m x 3.05m)  
Double glazed window to the front aspect, range of wall mounted and base level units with work surface over and inset sink and drainer, built in oven, integral hob with extractor hood above, partially tiled walls.



## Bedroom One

19' 8" x 10' 2" (5.99m x 3.10m)

Double glazed window to the front aspect, built in wardrobe, Juliette balcony.

## Bedroom Two

14' 10" x 9' 6" (4.52m x 2.90m)

Double glazed window to the front aspect, built in wardrobes.

## Wet Room

8' 9" x 9' 6" (2.67m x 2.90m)

Vinyl flooring, tiled walls, WC, wash hand basin with vanity unit below, walk in shower, bath, grab rails.

## Agents Notes

### Lease Details

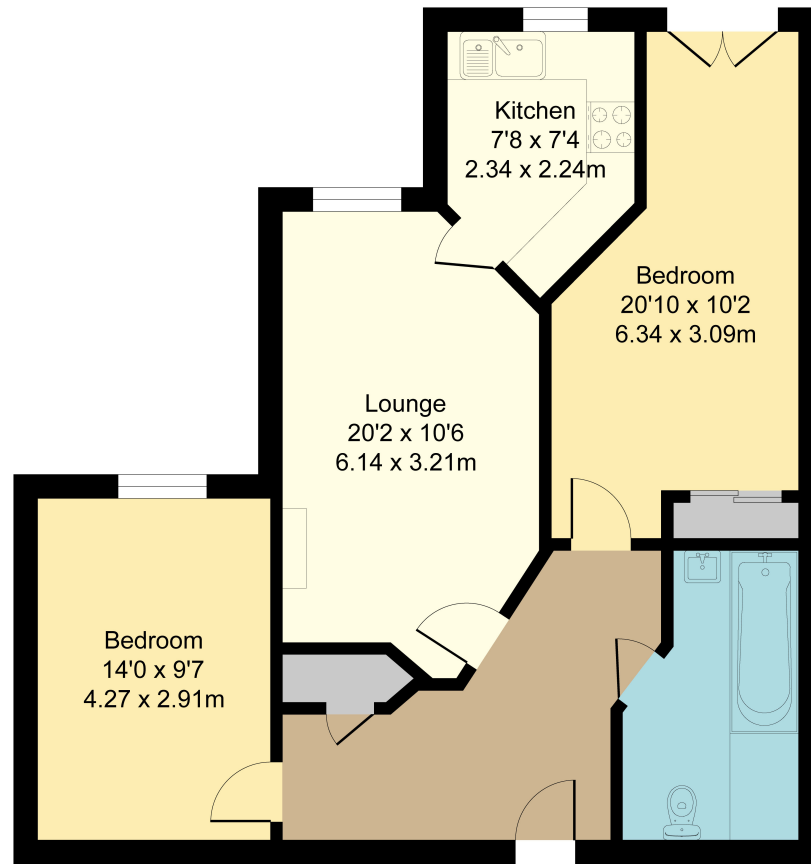
Lease Length - 125 years from and including 1 June 2011 (111 years remaining)

Maintenance Charges - £1085.31 per month

Ground Rent - £510.00 per annum







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total Area: 57.4 m<sup>2</sup> ... 618 ft<sup>2</sup>  
 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

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