



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



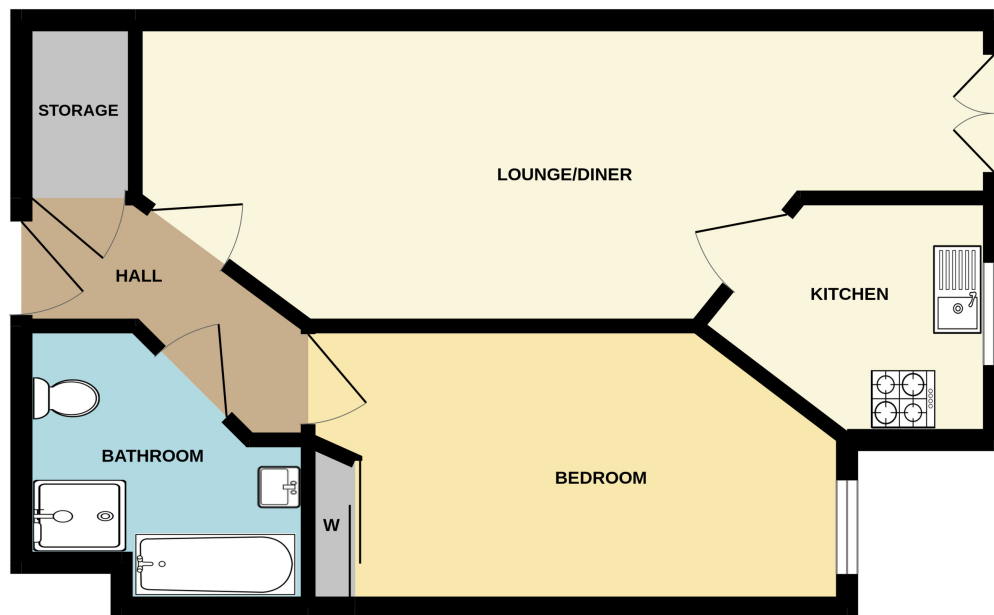
Agents Notes

Lease:
125 years from 1st June 2011.

Fees :
Service Charge: £7763.28 Per Annum.
Ground Rent: £435.00 Per Annum.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		74	81
		EU Directive 2002/91/EC	

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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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

Viewing by appointment only

Country Properties | 45, High Street | SG8 9AW
 T: 01763 245121 | E: royston@country-properties.co.uk
www.country-properties.co.uk

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