



Goodes Court, Royston, SG8 5FF

welcome to

Goodes Court, Royston

A spacious and well-presented double bedroom 2nd floor apartment situated in this sought-after residential development. Accommodation also includes a large lounge/diner, fitted kitchen and bathroom. With the property representing an exceptional value for the price on offer, viewing is recommended.



Door To Communal Entrance Hall

Lifts and stairs from reception to communal entrance hall, access to communal facilities including residents lounge, laundry facilities and on site restaurant.

Entrance Hall

Storage cupboard. Hatch to loft. Doors to:

Lounge/Diner

25' 11" max x 10' 8" (7.90m max x 3.25m)

Feature electric fireplace with hearth, surround, and mantle over. Double glazed french doors to Juliet balcony. 2 electric storage heaters. Door to kitchen.

Kitchen

9' 7" max x 7' 9" max (2.92m max x 2.36m max)

Lovely fitted kitchen comprising built in oven and hob with extractor over, stainless steel sink unit with single mixer taps and work surface surround, range of base and wall units, part tiled walls, floor tiling, double glazed window to front.

Bedroom One

15' 9" max x 10' 1" (4.80m max x 3.07m)

Built in wardrobes with sliding mirrored doors.

Electric storage heater. Double glazed window to front. Emergency pull cord.

Bathroom/Wet Room

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

Bathroom suite comprising bath, shower area, low flush WC, wash hand basin set into unit with cupboards below, wall and floor tiling, heated towel rail, extractor fan, emergency pull cord.

Outside

Attractive and well-maintained communal gardens together with visitor parking spaces.

Agents Note

Lease details:

There are approximately 121 years remaining on the lease.

Current annual ground rent: £435

Current annual service charge: £10,334.85

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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Goodes Court, Royston

- Spacious one bedroom assisted living second floor apartment.
- Situated close to the centre of Royston town centre and Heath.
- Spacious lounge/diner and fitted kitchen.
- Communal facilities available onsite.
- Public areas have been recently renovated to a high standard.

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 10334.85

Ground Rent: 435.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£35,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110866 - 0003

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