



**Goodes Court, Royston, SG8 5FF**

**welcome to**

**Goodes Court, Royston**

Situated in an established retirement development, an opportunity to purchase a spacious and much-improved one-bedroom apartment. Accommodation also includes a spacious lounge/diner, fitted kitchen/Breakfast room and re-fitted bathroom. With many communal facilities, viewing is highly recommended.



### **Door To Communal Entrance Hall**

Lifts and stairs to communal entrance hall, access to communal facilities including residents lounge, function and laundry facilities and on-site restaurant together with guest suite (available separately).

### **Entrance Hall**

Spacious entrance hall, with intercom system to main entrance and the facility to remotely open the front door. Large built in cupboard housing hot water unit, electric wall heater.

### **Lounge/Diner**

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

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

### **Kitchen**

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

Fitted kitchen comprising built in oven and ceramic hob with extractor over, single mixer taps and work surface surrounds, generous range of base and wall units, built in fridge freezer and free-standing microwave cooker, wall and floor tiling, double glazed window to side which can be opened remotely. Space for a breakfast table.

### **Bedroom**

13' 11" x 10' plus door recess ( 4.24m x 3.05m plus door recess )

Spacious bedroom comprising built in wardrobes with sliding mirrored doors, double glazed window to front, electric wall heater. Emergency pull-cord, television, with shelf under, holding DVD player. Lighting which can be operated via Alexa/smart home system, BT Telephone point.

### **Bathroom/Wet Room**

Re-fitted suite comprising large shower cubicle, low flush w/c, wash hand basin, with mirror, light, and razor point above, wall tiling, towel heater, large

fitted cupboard, with shelving, hanging space and sliding mirrored doors. Emergency pull-cord.

### **Outside**

Attractive and well-maintained communal gardens together with visitor parking spaces and the possibility of a designated personal parking space close to the entrance.



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welcome to

## Goodes Court, Royston

- Extremely well-presented and much-improved assisted living second floor apartment.
- Spacious lounge/diner.
- Fitted kitchen/Breakfast room.
- Large double bedroom.
- Re-fitted bathroom/wet room.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£50,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110816 - 0002

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