



## GOODES COURT, ROYSTON

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Wellington Wise are delighted to offer for sale this sought after style two bedroom top floor apartment, situated within this popular retirement complex for the 70's and over. The property is presented in immaculate condition, and offers 700 square feet of well planned accommodation, with two double bedrooms, a well appointed kitchen and a spacious Lounge/Dining Room with views across the surrounding town and countryside.

£215,000

- Two Bedroom Retirement Apartment
- Sought After Retirement Complex
- Town Centre Location Close to Amenities
- Kitchen with Integrated Appliances
- Bath/Shower Room
- Residents Lounge and Ding Room
- Lifts To All Floors
- Views Over The Surrounding Area
- Communal Gardens



**INTRODUCTION** Wellington Wise are delighted to offer for sale this sought after style two bedroom top floor apartment, situated within this popular 'Assisted Living' retirement complex for the 70's and over. The apartment is to the rear of the building and is away from any road intrusion, and overlooks the the attractive residents communal garden.

The property is presented in immaculate condition and offers 700 sq. ft. of well planned accommodation, with two double bedrooms well appointed kitchen and a spacious lounge/dining room.

The living room enjoys twin East facing, and Southerly facing aspects allowing good levels of natural light and attractive views across the town of Royston.

**STEP INSIDE** The development is entered via secure automatic doors into the welcoming lobby area. There is a reception as you enter to the left hand side, and the residents lounge area is clearly visible to your immediate right. At the end of the lobby, turn right into the corridor that will take you into the area where you can access the lifts to all floors.

The apartment is situated on the second (top) floor of the complex. The apartment entrance door takes you into the good sized entrance hall, which provides access to all rooms. There is a door that leads into a really spacious Lounge/Dining Room with two double aspect windows facing out to the surrounding town and countryside, a lovely feature. The next door leads into the well equipped kitchen, with integrated lower level oven and an electric hob with extractor over. There is also space for a washing machine and there is an integrated fridge and freezer.

The bedrooms are excellent sized double bedrooms, one with a fitted

double wardrobe and the other with more than enough space for free standing wardrobe units.

Also off the entrance hall is a very large bath/wet room with WC, wash hand basin, bath and wet shower area.

**STEP OUTSIDE** The property is situated in a very convenient spot off Baldock Street within a short walk of Royston town centre. There are attractive communal gardens to the rear of the main building adjacent to the residents parking area.

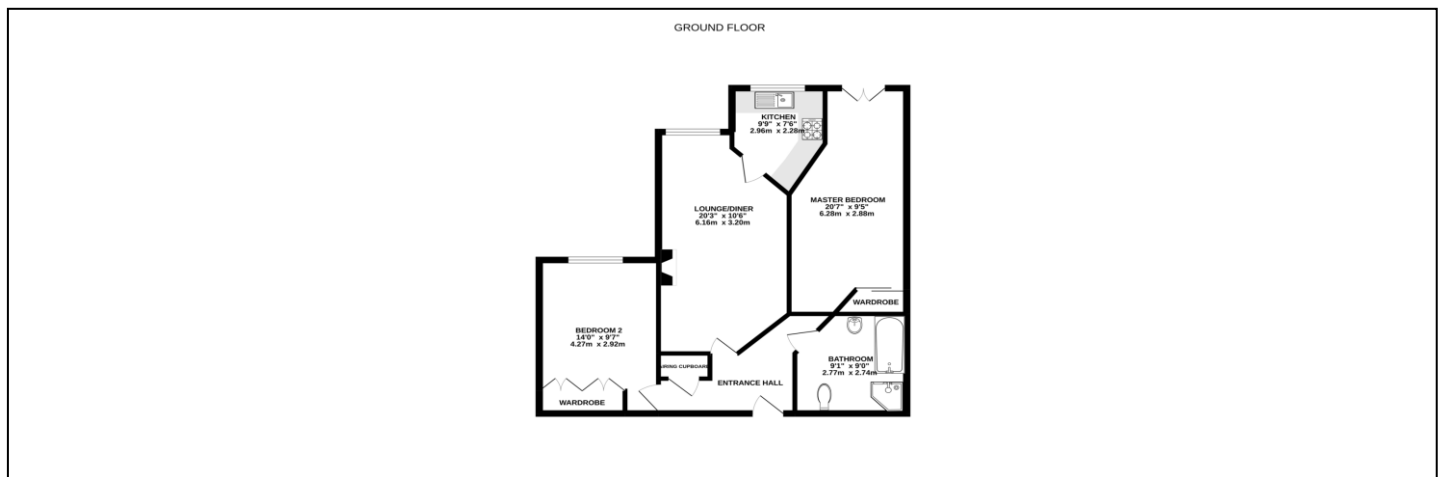
**DEVELOPMENT OVERVIEW** Service Charge (Breakdown) - • Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £880 per month

**Car Parking (Permit Scheme)** - Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.



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A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

