

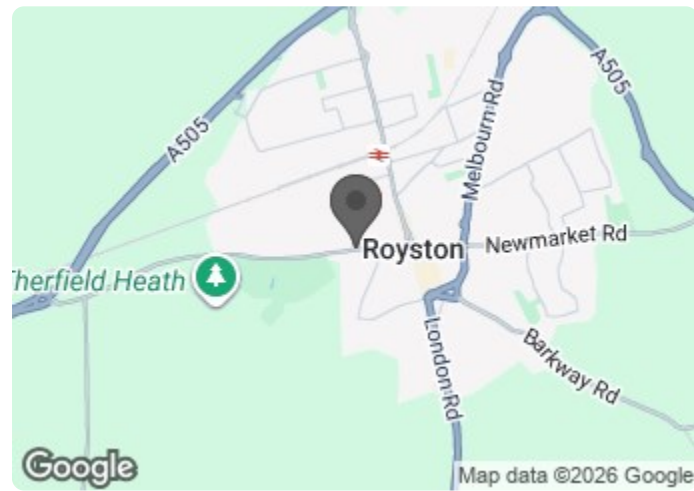
Total floor area 79.3 sq.m. (853 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

40 Goodes Court

Baldock Road, Royston, SG8 5FF



Asking price £235,000 Leasehold

\*Join us for Coffee & Cake at our Open Day - Thursday 23rd July 2026 - from 11am to 3pm - BOOK YOUR PLACE TODAY!\*

FULL REFURBISHMENT of ALL communal spaces recently completed!

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF GOODES COURT - BOOK NOW!

A bright and spacious TWO BEDROOM retirement apartment on the second floor WITH BEAUTIFUL VIEWS OVER THE HEATH, situated within a desirable McCarthy Stone Retirement Living PLUS development, Goodes Court. Uniquely, this apartment comes complete with BATHROOM and ADDITIONAL TOILET, whilst conveniently located adjacent to the lift making it ideally accessible to all communal areas.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Goodes Court, Baldock Road, Royston

## 2 bed | £235,000

### About Goodes Court

The bustling market town of Royston is situated on the borders of Hertfordshire and Cambridgeshire and is home to Goodes Court. The development is situated on Baldock Road, close to Royston Heath and next to Royston golf course. Just 150 yards away, the traditional town centre offers a variety of high street shops and amenities.

Part of McCarthy Stone's Retirement Living PLUS range (formally assisted living), Goodes Court is equipped to offer various levels of care depending on your needs. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. For your reassurance the development is fitted with 24-Hour TV secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite waitress service restaurant with freshly cooked meals provided everyday. Other communal areas consist of a laundry room, mobility scooter store and charging point and landscaped gardens.

### Social Activities

The Communal Lounge is at the heart of the community at Goodes Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Goodes Court on a regular basis and always happy to welcome new clients.

### CARE & SUPPORT

The personal care services available at Goodes Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

### THE RESTAURANT

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Goodes Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

### Landscaped Gardens

Goodes Court boasts extensive landscaped gardens which wraps

around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

### About 40 Goodes Court

McCarthy Stone Resales are proud to bring to the market this well presented two bedroom apartment on the second floor, overlooking the heath. The apartment is bright and neutrally decorated, with a westerly aspect enjoying the afternoon sunshine. Fitted with a walk in shower and bath. Viewings advised.

### Entrance Hallway

Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response module is located. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector. Security door entry system with intercom. Doors lead to the lounge, bedrooms and wet room.

### Lounge

Bright and airy lounge benefiting from a view of the heath. There is ample space for dining and an electric fire with surround which provides an attractive focal point. TV point with Sky+ connectivity, two ceiling lights and raised power sockets.

### Kitchen

Modern fitted kitchen with a wide range of base and wall units with roll edge work surfaces. A west facing window sits in front of the stainless steel sink unit with mixer tap and drainer. The electric oven is built in at work surface height for easy usage and provides space above for a microwave. There is a ceramic four ringed hob which sits beneath the extractor hood. Integrated fridge and freezer.

### Bedroom One

A spacious double bedroom with a large window that allows the sunlight to fill the room. Benefiting from a mirror fronted built in wardrobe. Emergency pull-cord, TV and telephone point, central ceiling light and raised power sockets.

### Bedroom Two

A generous second bedroom which could also be used for dining or hobby / study. This room provides built in bespoke furniture which includes a fold-out bed which is great for visiting guests. Emergency pull-cord, central ceiling light and raised power sockets.

### Wet Room

A purpose built wet room, with non slip safety flooring, equipped with low level panelled bath, level access shower with curtain and support rail. Vanity unit with inset wash hand basin and storage, fitted mirror and shaver point, WC, wall mounted heated towel rail and emergency pull-cord.

### WC

Located off the hallway, perfect for guests suite comprising WC, vanity unit with inset wash hand basin and storage, fitted mirror, wall mounted heated towel rail and emergency pull-cord.

### SERVICE CHARGE (RLP)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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

Annual Service Charge: £13,846.73 for financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### Car Parking (Permit Scheme)

Parking is by allocated space subject to availability, the fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

### Lease Information

Ground rent: £510 per annum  
Ground rent review: 1st June 2026  
Lease: 125 years from 1st June 2011

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

### MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Additional Information & Services

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

