



43 Goodes Court, Royston, SG8 5FF

 **THOMAS MORRIS**



Asking Price: £105,000

Leasehold

Goodes Court, Royston, SG8 5FF

- One Double Bedroom
 - First Floor Apartment
 - Communal Gardens
 - Walk into Town Centre
 - Retirement Property
 - Fully Serviced Apartment
 - Chain Free
 - Parking to Rear
 - Leasehold
 - EPC - B/81
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Entrance Hall 3'5" x 5' (1.04m x 1.52m).

Store 3'11" x 5'11" (1.2m x 1.8m).

Living/Dining Room 24'4" x 10'7" (7.42m x 3.23m).



Kitchen 5'6" x 7'8" (1.68m x 2.34m).



Bedroom 13'3" x 10'5" (4.04m x 3.18m).

Bathroom 8'8" x 9'4" (2.64m x 2.84m).

Accommodation

An immaculately presented, one bedroom first floor serviced apartment situated within the prestigious 'Goodes Court' of Royston.

Idyllically positioned on the fringe of Royston Heath and bustling town centre, this spacious apartment not only boasts stunning local walks and panoramic views across countryside, but also enjoys the local amenities of the town including many shops, post office, train station and much more.

The internal accommodation comprises; Communal entrance hallway, communal lounge and dining space, lifts to all floors, entrance hallway, double bedroom with fitted wardrobes, wet room, storeroom, open plan living/dining space and kitchen.

To the rear of the development is a large car park with visitor parking and communal garden, mainly laid to lawn with colourful flower beds and large pergola with seating area.

*114 year lease

*Approx £7,200 per annum service charge

*Approx £735 per annum ground rent

Age Requirement: 70 years old

Offered for sale with the advantage of no onward chain, call Thomas Morris today to arrange a viewing.

Local Authority: North Hertfordshire

Council Tax Band: B



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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