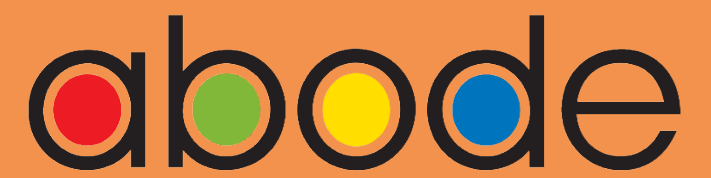
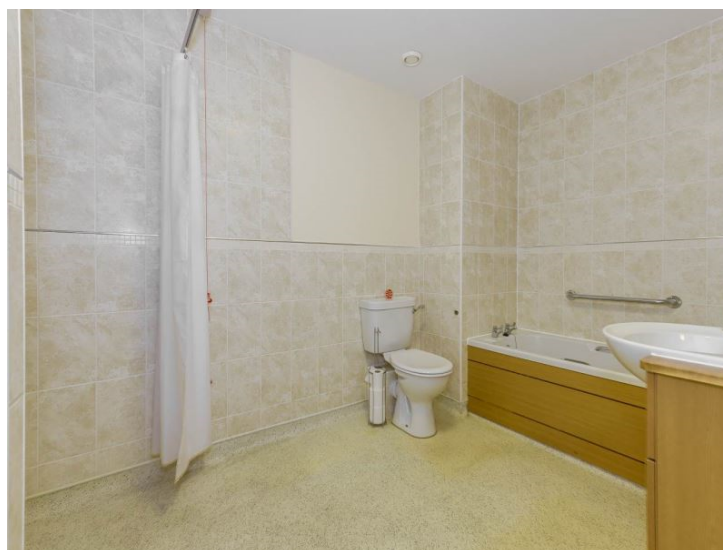
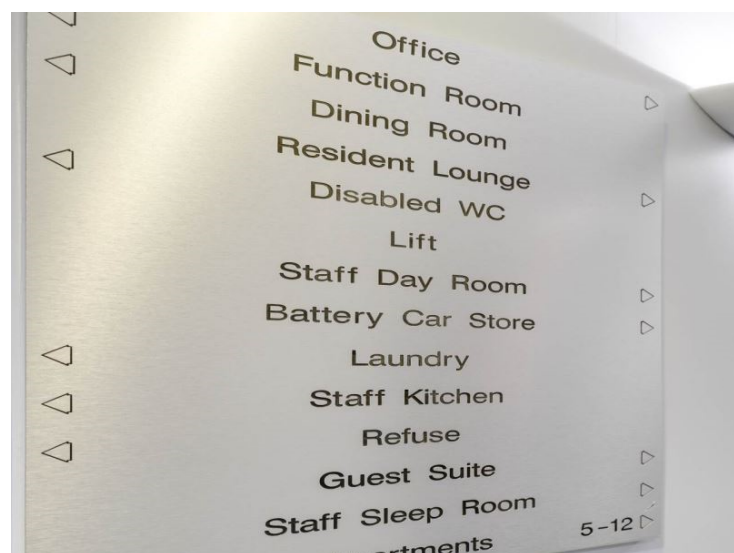




Goodes Court

SG8 5FF





01763259888

Abode are delighted to offer this large two bedroom retirement property in the historic market town of Royston. The ground floor apartment comprises of two large double bedrooms, a light and spacious lounge with views across Therfield Heath nature reserve, a fully integrated kitchen, and large wet room bathroom. Located next to Royston Golf club, and a short 0.2 mile walk to Royston High street, the property is ideally situated. The property further benefits from powered windows to the kitchen, and emergency call system throughout. There is a large on site common room, which holds regular events for socialising. The property is suitable for those over the age of 70, viewing is highly recommended and available by prior appointment.

Hallway:

With emergency pull cord and intercom, solid oak doors to lounge, both bedrooms, bathroom, cloakroom and airing cupboard.

Bedroom 1: 7.25m (23'10") x 2.91m (9'7")

With window to front aspect and built in wardrobe.

Bedroom 2: 2.90m (9'7") x 5.20m (17'1")

With window to front aspect.

Bathroom: 3.54m (11'8") x 2.85m (9'5")

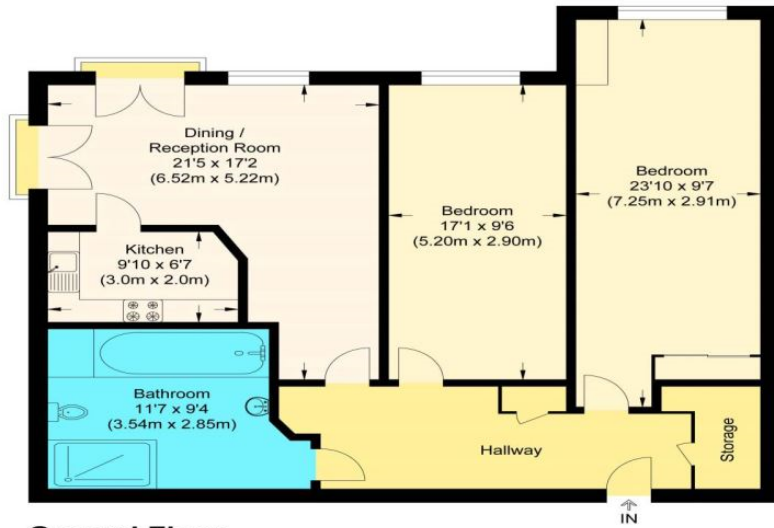
A large wet room, comprising of bath, shower, WC, and basin with vanity beneath. The generous fully tiled room further benefits from heated towel rail.

Lounge: 6.52m (21'5") x 5.22m (17'2")

A generous sized lounge, filled with light and hard wood flooring. There is a window and Juliet balcony to front aspect, and Juliet balcony with views onto Therfield Heath. The room is finished with an electric feature fireplace.

Kitchen: 2.00m (6'7") x 3.00m (9'11")

A fully integrated kitchen with oak finish. Integrated electric oven, washing machine, integrated undercounter fridge and freezer. There is a power assisted automatic window with views to Therfield Heath.



Ground Floor

Goode Court

Approximate Gross Internal Floor Area : 104.6 sq m / 1125.90 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	