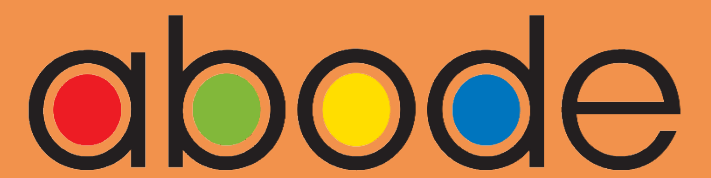




Goodes Court

SG8 5FF





01763259888

Abode are delighted to offer this second floor 1 bedroom apartment set in this well-regarded age exclusive development near to the centre of Royston, Hertfordshire. The apartment enjoys spectacular open views across Therfield Heath conservation area, and for those who enjoy golf Royston Golf course. Staffed 24 hours a day with restaurant on site, for eating out or at home deliveries, communal lounge with weekly events, and care facilities available at an additional cost. The apartment comprises of a large lounge/dining room, a large double bedroom with fitted wardrobes, cloakroom, wet room, and fully fitted kitchen. This home has been recently renovated, with new carpets throughout, additional storage added, and decorated throughout. The accommodation eligibility is for over 70s. Viewing is by prior appointment only, please contact Abode today to arrange a viewing.

## About Royston

Royston is a charming market town situated in the heart of Hertfordshire, a county known for its natural beauty, rich history, and vibrant cultural scene. With a population of around 17,400, Royston is a small but bustling community that offers the perfect blend of countryside tranquillity and urban convenience.

### **Kitchen : 2.41m ( 7'11" ) x 2.36m ( 7'9" )**

With Lamona integrated oven, Beko electric hob and under counter Beko fridge

### **Living room: 3.14m ( 10'4" ) x 8.07m ( 26'6" )**

With double balcony doors to side aspect over looking Therfield Heath, and built in bookcases.

### **Bathroom: 1.77m ( 5'10" ) x 2.66m ( 8'9" )**

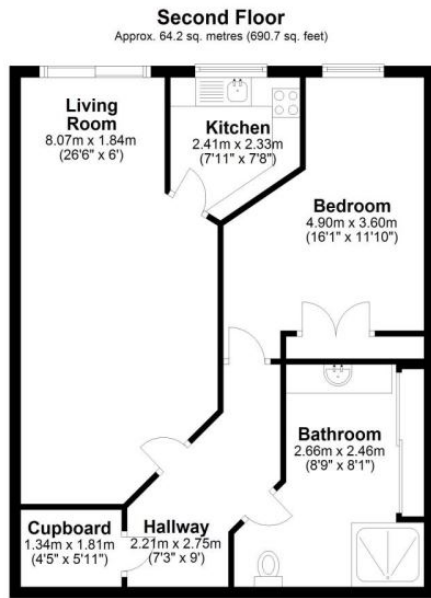
A wet room, comprising of WC, basin with vanity beneath, and flat surface walk in shower. There is a large shelving unit which houses plumbing for a private washing machine.

### **Hallway: 1.54m ( 5'1" ) x 2.83m ( 9'4" )**

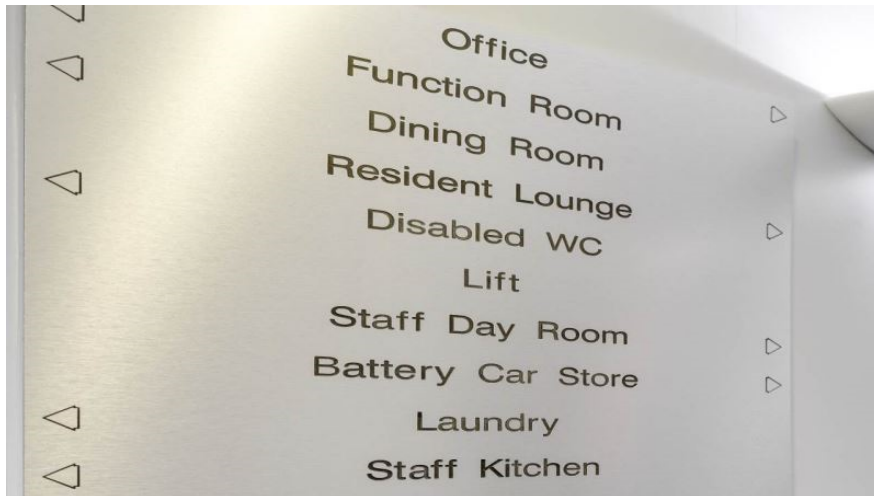
With access to cupboard

### **Bedroom: 3.18m ( 10'6" ) x 4.41m ( 14'6" )**

With window to side aspect overlooking Therfield Heath



Total area: approx. 64.2 sq. metres (690.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>85</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	