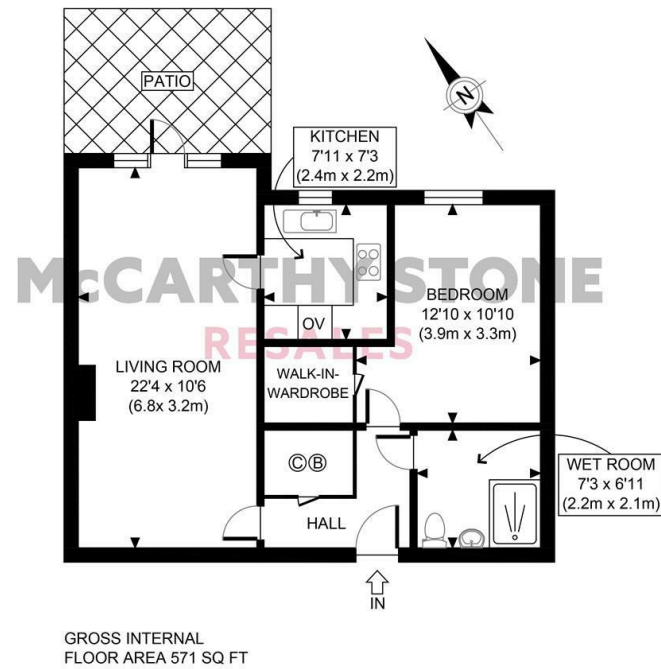


McCARTHY STONE RESALES

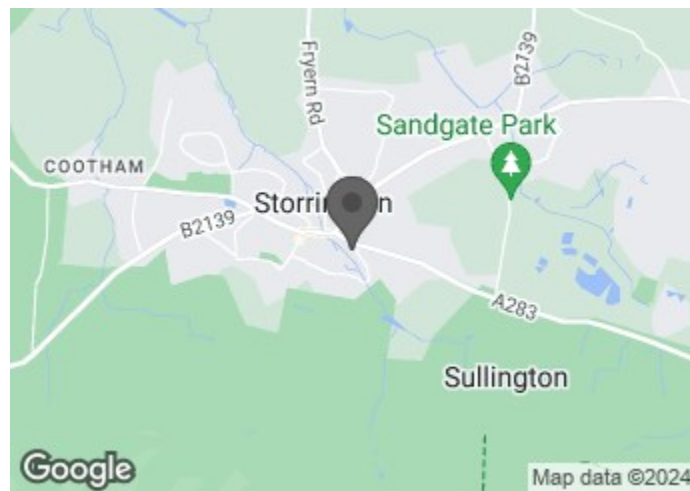
20 FOXMEAD COURT MEADOWSIDE, PULBOROUGH, RH20 4FN



GROSS INTERNAL FLOOR AREA 571 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 571 SQ FT / 53 SQM	Foxmead
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 05/04/22
	photoplan

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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NO STAMP DUTY TO BE PAID ON THIS PURCHASE.
A BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR
RETIREMENT APARTMENT IN A FANTASTIC LOCATION.

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FOXMEAD COURT, MEADOWSIDE,

1 BEDROOMS £200,000

SUMMARY

Foxmead Court was built in 2013 and consists of 31 apartments. Designed for retirement living, communal facilities include a fully equipped laundry room, a lift to all floors and a mobility scooter area. There is a Homeowners lounge with doors leading to terrace surrounded by landscaped gardens.

The camera door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty.

Foxmead Court is located in the market town of Storrington which lies at the foot of the north side of the South Downs and the ambling River Stour, the development is located close to the High Street and all its amenities.

It is a condition of purchase that all Residents must be over the age of 60 years.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with

intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room/kitchen and bathroom.

LIVING ROOM

Spacious living room with a large window. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted kitchen to include wood effect floor and wall mounted units and with a tiled floor. Stainless steel sink and draining board with chrome mixer tap with a window over, providing views of the gardens. Features include waist height oven, ceramic hob with extractor hood over and fitted fridge/freezer.

BEDROOM

A bright double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

WET ROOM

Fully tiled and fitted wet room comprising of walk-in shower with a glass shower screen. Low level WC, vanity unit with wash basin with mirror and light above. Including a towel radiator and extractor fan.

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.

Please check with the House Manager on site for availability

SERVICE CHARGE (BREAKDOWN)

- 24-hour emergency call system
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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
- Cleaning of communal windows

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: £4,408.96 per annum (for financial year ending 31/03/25)

LEASE INFORMATION

Lease Length: 125 Years from June 2013
Ground Rent: £425 per annum
Ground Rent Review date: June 2028

NO STAMP DUTY TO BE PAID ON THIS PURCHASE.

ADDITIONAL INFORMATION & SERVICES

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

