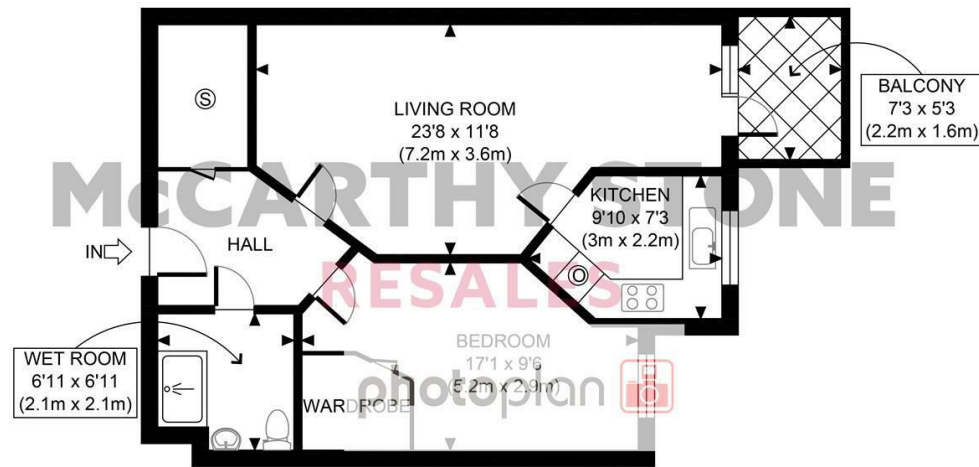


# McCARTHY STONE RESALES

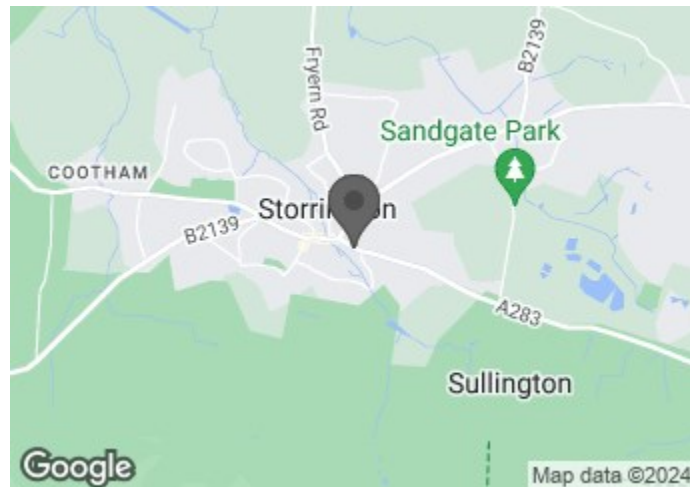
**25 FOXMEAD COURT**  
MEADOWSIDE, PULBOROUGH, RH20 4FN



GROSS INTERNAL  
FLOOR AREA 587 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 587 SQ FT / 55 SQM	Foxmead Court
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 24/02/23
	photoplan

## 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>83</b>	<b>83</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		



A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH  
BALCONY

# McCARTHY STONE RESALES

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**ASKING PRICE £225,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# FOXMEAD COURT, MEADOWSIDE, STORRINGTON, PULBOROUGH

## FOXMEAD COURT

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.

Inside the apartment there is a spacious bedroom, lounge with balcony, a fully fitted kitchen, and shower room.

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 Stor, 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 and bathroom.

## LOUNGE WITH ACCESS TO BALCONY

A well-proportioned lounge with patio door to balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

## KITCHEN

Fully tiled and fitted kitchen with a range of modern wood effect floor and wall mounted units and drawers with a black work top surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

## BEDROOM

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

## BATHROOM

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## CAR PARKING

Parking is by allocated space subject to availability. The fee is usually £250 per annum,

# 1 BED | £225,000

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

Service Charge

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

Service Charge: £4,408.96 per annum (for financial year ending 31/03/2025)

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

## LEASEHOLD

Lease: 125 Year Lease from 1st June 2013

Ground rent £435.00 per annum

Round rent review date: 1st June 2028

## ADDITIONAL INFORMATION & SERVICES

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

