



Total floor area 72.0 m<sup>2</sup> (775 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**COUNCIL TAX BAND:**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</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>		
Not energy efficient - higher running costs		

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**30 AMELIA COURT  
UNION PLACE, WORTHING, BN11 1AH**



A FANTASTIC TWO BEDROOM retirement apartment, For the over 70s. MUST BE VIEWED. A two minute walk from Waitrose and the Connaught Theatre.

**OFFERS OVER £200,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# AMELIA COURT, UNION PLACE, WORTHING

## AMELIA COURT

Amelia Court was constructed by McCarthy and Stone in 2009 and is a purpose built assisted living development situated in the town centre with access to local shops and amenities. The development features include communal facilities including table service restaurant, 24 hour on site management, one hours domestic assistance a week, extra care packages available by arrangement, homeowners lounge , function room, Library, laundry room, mobility scooter store , guest suite and a lift to all floors. There is also a 24 hour emergency call system and security door entry system.

The apartment has a fully fitted kitchen with electric oven and cooker hood, integrated fridge, freezer and ceramic hob. Fully fitted wet room and a fitted wardrobe in the master bedroom.

It is a condition of Purchase that all residents meet the age requirement of 70 Years.

## HALLWAY

Front door with spy hole leads to the entrance hall the 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedrooms, Living/ dining room and bathroom.

## BATH AND SHOWER ROOM

A wet room style bathroom with walk-in

shower and separate bath. Toilet, vanity unit with sink and mirror above. There are grab rails and non slip flooring. Emergency pull cord.

## BEDROOM 1

A large double bedroom with fitted double wardrobe. TV and phone point, ceiling light, benefiting from a walk in wardrobe.

## BEDROOM 2

Another fantastic size double bedroom, with TV and phone points and ceiling light.

## LIVING/ DINING ROOM

A very spacious room, a feature electric fireplace creates a focal point to the centre of the room. Two ceiling light points, power points. TV & telephone points. Partially double glazed doors lead onto a separate kitchen.

## KITCHEN

Fully fitted modern style kitchen with cupboard doors and co-ordinated work surfaces. Fluorescent ceiling lights. Stainless steel sink with chrome mixer tap. The separate fridge and freezer are both fully integrated and built-in electric oven and electric ceramic hob with extractor hood over.

## SERVICE CHARGE (BREAKDOWN)

- 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

# 2 BED | £200,000

- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hours domestic help a week is included in the Service Charge.

To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £11,128.80 per annum (for financial year ending 31/08/2024)

## LEASEHOLD

Lease 125 Years from June 2009

Ground rent: £510 per annum

Ground rent review date: June 2024

## ADDITIONAL INFORMATION & SERVICES

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

