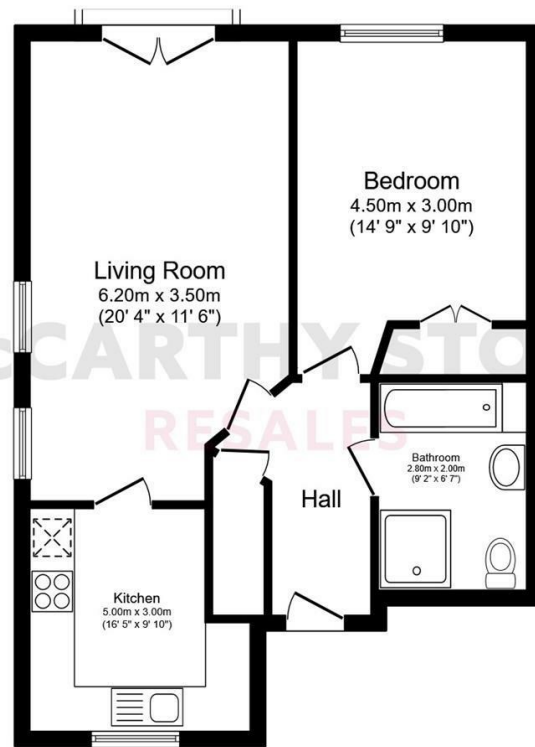


20 Amelia Court

Union Place, Worthing, BN11 1AH



Total floor area 55.8 sq.m. (600 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: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Asking price £190,000 Leasehold

A VERY WELL PRESENTED ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

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Call us on 0345 556 4104 to find out more.

# Amelia Court, Union Place, Worthing, West Sussex

1 bed | £190,000

## Summary

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 a waitress service restaurant, 24 hour on site staffing, 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.

Each apartment has a fully fitted kitchen with Electric oven and cooker hood, integrated fridge, freezer and ceramic hob. Fully fitted bathroom and fitted wardrobes in the bedroom.

It is a condition of Purchase that all residents meet the age requirement of 60 Years.

## ENTRANCE HALL

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 bedroom, living room and bathroom.

## Living/ Dining Room

A very well presented living/dining 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. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and built-in electric oven and electric ceramic four ring hob with splash back and extractor hood over.

## BEDROOM

A carpeted double bedroom with built in wardrobes. TV and phone point, ceiling lights.

## BATHROOM

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.

## 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

One hours domestic help a week is included in the Service Charge.

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, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

The service charge for this property is £8,216.28 per annum up to financial year end 31/08/2024.

## Leasehold

Lease 125 Years from 2009  
Ground Rent: £435 per annum  
Ground Rent review date: June 2024

## Additional Information & Services

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

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

