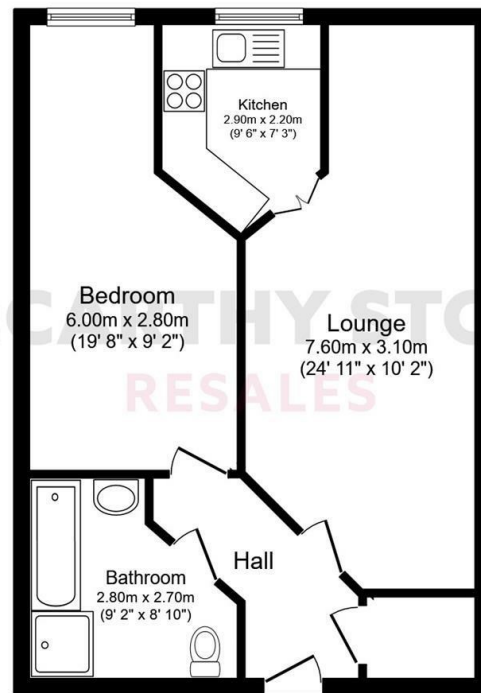


McCARTHY STONE RESALES

60 AMELIA COURT

UNION PLACE, WORTHING, BN11 1AH



Total floor area 52.8 sq.m. (568 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		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 bright and spacious one bedroom retirement apartment on the third floor.
ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK. On site
RESTAURANT SERVING HOT MEALS.

PRICE REDUCTION

ASKING PRICE £170,000 LEASEHOLD

For further details, please call **0345 556 4104**

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AMELIA COURT, UNION PLACE,

1 BEDROOMS £170,000

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 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 and guest suite both subject to availability and extra charges apply. Lifts to all floors. There is also a 24 hour emergency call system and security door entry system.

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

ENTRANCE 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. Electric boiler has recently been replaced with a brand new unit. Doors lead to the bedroom, living room and bathroom.

LIVING ROOM

A bright and spacious living room with large double glazed windows that allow the sunlight to fill the room. Three ceiling light points,

raised height power points. TV & telephone points. Partially 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 hob with extractor hood over.

BEDROOM

A double bedroom with plenty of space for furniture. Large built in wardrobe with plenty of storage and hanging space. TV and phone point, ceiling lights.

WET ROOM/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. Electric heated towel rail. Emergency pull cord.

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
- 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 is £8,216.28 per annum (for financial year end 31/08/2024).

To find out more about service charges please contact your property consultant or estates manager.

LEASE INFORMATION

Lease length: 125 Years from June 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

NO STAMP DUTY TO BE PAID ON THIS PURCHASE.

If this property is the only property owned.

NO PARKING

