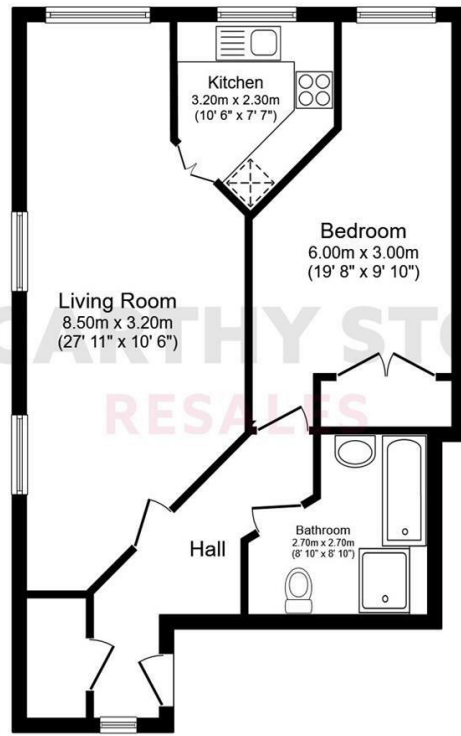


# McCARTHY STONE RESALES

## 62 AMELIA COURT UNION PLACE, WORTHING, BN11 1AH



Total floor area 58.4 m<sup>2</sup> (629 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>		
(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		
	<b>75</b>	<b>82</b>



## McCARTHY STONE RESALES

A fantastic one bedroom retirement living plus apartment.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



### ASKING PRICE £169,950 LEASEHOLD

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# AMELIA COURT, UNION PLACE, WORTHING

1 BED | £169,950

## 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. Doors lead to the bedroom, living room and bathroom.

## LIVING ROOM

Two 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 freezer and built-in electric oven and electric ceramic hob with extractor hood over. At present there is a freestanding washer/drier & fridge which can be left if required.

## BEDROOM

A double bedroom with fitted wardrobe. 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.

## PARKING

There is no parking with this apartment.

## 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.

Service Charge; £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

