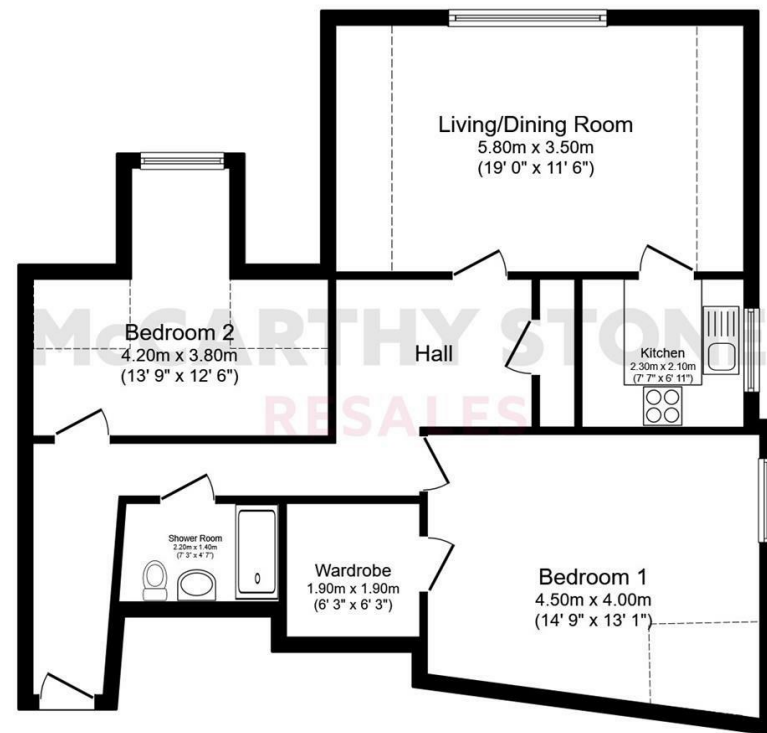


# McCARTHY STONE RESALES

## 29 TURNER HOUSE ST. MARGARETS WAY, MIDHURST, GU29 9FU



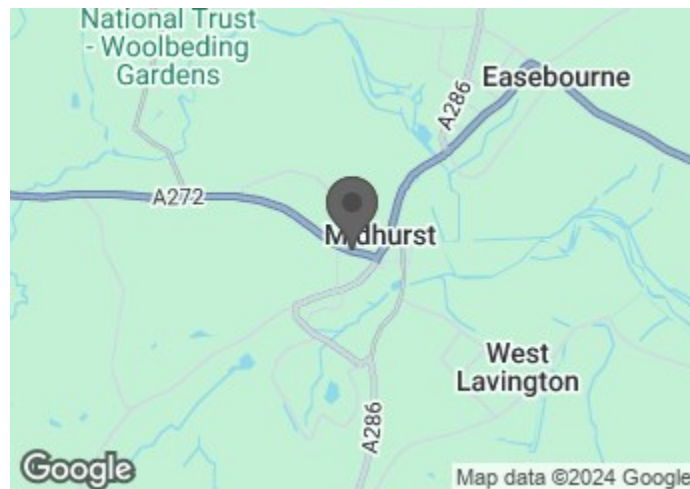
Total floor area 78.6 m<sup>2</sup> (846 sq.ft.) approx

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: C



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>		<b>77</b>	<b>77</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 fantastically well presented two bedroom first floor retirement living apartment for the over 60s.

# McCARTHY STONE RESALES

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## ASKING PRICE £350,000 LEASEHOLD

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

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

# TURNER HOUSE, ST. MARGARETS WAY, MIDHURST, GU29 9FU

2 BED | £350,000

## SUMMARY

Turner House is a purpose-built Retirement Living development built by McCarthy and Stone for the over 60's. You can relax, knowing that there's a Concierge on hand during office hours as well as the added benefit of having security features. These include a 24-hour emergency call system, should you require assistance, and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. There's no need to worry about being maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and energy costs for the club lounge and other communal areas.

Turner House is located in the quaint market town of Midhurst which is one of the jewels of the lovely county of West Sussex and has been rated the second best town in England. As well as Midhurst's selection of historic Tudor buildings, residents can enjoy the National Trust garden at Woolbeding and scenic walks along the beautiful South Downs Way. Midhurst is also home to the stately Victorian Cowdray Park.

## ENTRANCE HALL

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency pull cord. Access to the two bedrooms, shower room and living areas.

## LIVING/ DINING ROOM

With TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Benefitting from fitted shutters and curtains. The living room is a bright room with plenty of space for both a sofa set and a dining area.

## KITCHEN

Fully fitted white gloss kitchen with wall and floor fitted units, tiled floor and a double glazed window. Features include waist high oven, ceramic four ring hob, extractor hood and fitted fridge/freezer.

## BEDROOM ONE

Spacious double bedroom with large walk-in wardrobe. Underfloor heating, raised power points. TV and BT points.

## BEDROOM TWO

A double bedroom which is carpeted, raised power points. Underfloor heating.

## SHOWER ROOM

Fully tiled walk-in shower level access shower with underfloor heating and grab rails. WC and Vanity unit with sink mirror and light above. Emergency pull cord.

## SERVICE CHARGE BREAKDOWN

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

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.

Service charge £4,786.04 per annum (for financial year ending 30/09/2024)

## LEASEHOLD

125 Years from 2015

Ground Rent £495

Ground Rent review: Jan-30

## ADDITIONAL SERVICES AND INFORMATION

- 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

