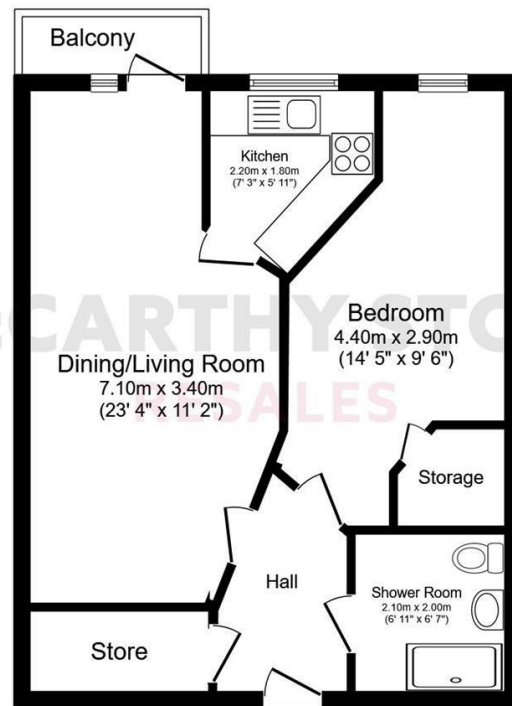


# McCARTHY STONE RESALES

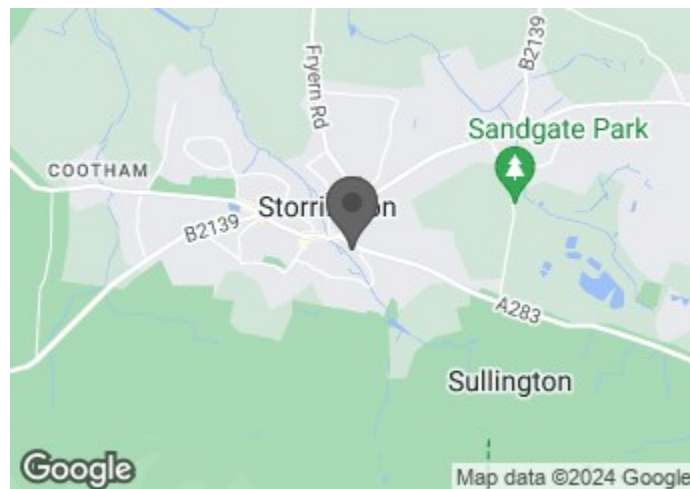
## 17 FOXMEAD COURT MEADOWSIDE, PULBOROUGH, RH20 4FN



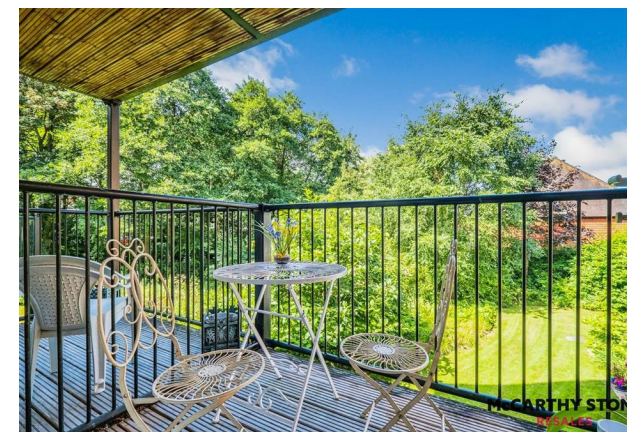
Total floor area 50.6 m<sup>2</sup> (545 sq.ft.) approx

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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>		<b>82</b>	<b>82</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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NO STAMP DUTY TO BE PAID ON THIS PURCHASE.

A fantastic one bedroom retirement (age 60+) apartment with a balcony providing views over the communal gardens.

**ASKING PRICE £225,000 LEASEHOLD**

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

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# FOXMEAD COURT, MEADOWSIDE, STORRINGTON, PULBOROUGH

1 BED | £225,000

## SUMMARY

Foxmead Court was built in 2013 and consists of 31 apartments. Designed for retirement living, communal facilities include a fully equipped laundry room, a lift to all floors and a mobility scooter area. There is a Homeowners lounge with doors leading to terrace surrounded by landscaped gardens.

The camera door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty.

Foxmead Court is located in the market town of Storrington which lies at the foot of the north side of the South Downs and the ambling River Stor, the development is located close to the High Street and all its amenities.

It is a condition of purchase that all Residents must be over the age of 60 years.

## ENTRANCE HALLWAY

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living/ dining room, kitchen and shower room.

## KITCHEN

Fully fitted kitchen to include wood effect floor and wall mounted units and with a tiled floor. Stainless steel sink and draining board with chrome mixer tap with a window over, providing views of the gardens. Features include waist height oven, ceramic four ring hob with extractor hood over and fitted fridge/freezer.

## LIVING/ DINING ROOM WITH BALCONY

Spacious living room with a large window and double glazed door leading to the balcony providing views over the communal gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

## BEDROOM

A bright double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

## SHOWER ROOM

Fully tiled and fitted shower/ wet room comprising of walk-in shower with a glass shower screen. Low level WC, vanity unit with wash basin with mirror and light above. Including a towel radiator and extractor fan.

## PARKING

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability

## LEASEHOLD

Lease Length: 125 Years from June 2013

Ground Rent: £425 per annum

Ground rent review date: June 2028

## SERVICE CHARGE BREAKDOWN

- 24-hour emergency call system
- Water rates and heating for communal areas and apartments
- Electricity, lighting and power to communal areas
- 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
- Cleaning of communal windows

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £4,408.96 per annum (for financial year ending 31/03/25).

## NO STAMP DUTY TO BE PAID ON THIS PURCHASE.

## 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

