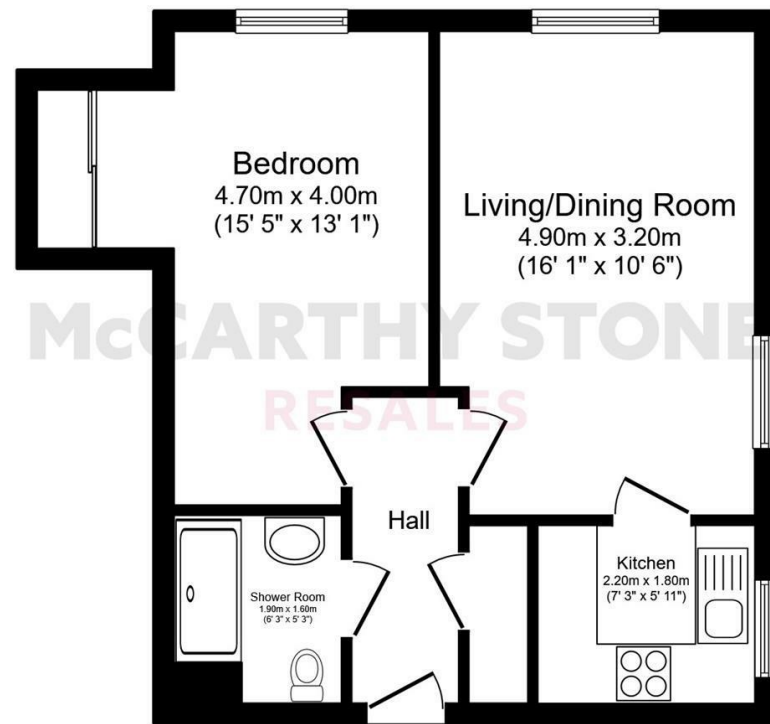


McCARTHY STONE RESALES

22 MORGAN COURT
STATION ROAD, PETWORTH, GU28 0FE



Total floor area 42.3 m² (455 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	76



McCARTHY STONE RESALES

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A delightful one bedroom first floor apartment, a retirement living apartment tailored for those over 60, offering a tranquil and secure environment for its residents. This apartment is perfect for those seeking a peaceful retreat while still being part of a vibrant community. The property boasts a well designed layout with a cosy bedroom, a modern kitchen, and a comfortable living area. Whether you enjoy hosting friends for afternoon tea or prefer quiet evenings curled up with a book, this apartment caters to all your needs.

ASKING PRICE £200,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

MORGAN COURT, STATION ROAD, PETWORTH, WEST SUSSEX, GU28 0FE

1 BED | £200,000

SUMMARY

Morgan Court was built by McCarthy & Stone and consist of 26 apartments. Designed for Retirement Living, communal facilities include a lift to all floors and a mobility scooter store with charging points. There is a Homeowners lounge, landscaped gardens communal 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. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge.

The apartment features a fully fitted kitchen, bedroom, lounge, bathroom and underfloor heating. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply).

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

ENTRANCE HALL

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. Illuminated light switches, smoke detector, apartment security door entry system, intercom and emergency pull cord. Doors lead to the bedroom, living room and bathroom.

LIVING/DINING ROOM

Views over the gardens. Feature fire surround with

electric fire. TV and telephone points. One ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Partially double glazed doors lead onto a separate kitchen. An electric feature fireplace creates a focal point to the centre of the room. Door to a walk-in storage and airing cupboard.

KITCHEN

Fully fitted kitchen with wood effect wall and floor mounted cupboards with a tiled floor. Stainless steel sink with chrome mixer tap. Features include oven, four ring ceramic hob with extractor hood over and splashback, washer/dryer and fitted fridge/freezer. Underfloor heating with thermostat.

BEDROOM

Spacious double bedroom with built-in double mirrored wardrobe. Built in cupboard, ceiling light, underfloor heating, raised power points, TV and telephone points.

BATHROOM

Fully tiled and fitted with suite comprising of a large shower with grab rails, heated towel rail. Inset ceiling lights, WC, vanity unit with sink and mirror above. Underfloor heating.

PARKING

Parking is by allocated space subject to availability. The fee is £250 per annum,

LEASEHOLD

LEASE 125 Years From January 2012
Ground Rent £425 per annum
Ground rent review date: January 2027

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal

areas and heating to the apartment

- 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 do include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,180.22 per annum (for financial year ending 31/03/25)

ADDITIONAL INFORMATION AND 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

