



Total floor area 66.8 m² (719 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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>		
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### 3 Morgan Court

Station Road, Petworth, GU28 0FE



PRICE  
REDUCED



PRICE REDUCTION

Asking price £198,000 Leasehold

A superbly presented, TWO DOUBLE BEDROOM McCarthy Stone retirement apartment for the over 60's. Ideally situated on the GROUND FLOOR, within close proximity to the COMMUNAL LOUNGE where SOCIAL EVENTS TAKE PLACE.

Call us on 0345 556 4104 to find out more.



# Morgan Court, Station Road, Petworth

# 2 Bed | £198,000

PRICE  
REDUCED

### 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. 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 and cloakroom. 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, two bedrooms, lounge, bathroom, cloakroom and underfloor heating. Carpets and curtains, slimline dishwasher and three door wardrobe in the second bedroom are included within the sale. 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 Apello 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 bedrooms, living room, bathroom, cloakroom, a walk in storage and airing cupboard and an additional smaller storage cupboard. Underfloor heating with thermostat and inset ceiling lights.

### CLOAKROOM

W.C. vanity unit with sink and mirror above, heated towel rail, underfloor heating with thermostat inset ceiling lights



### LOUNGE

With Juliette balcony which has a elevated position. Feature fire surround with electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Partially glazed door lead onto a separate kitchen.

### KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with chrome mixer tap. Features include oven, ceramic hob with extractor hood over and splashback,, washer/dryer and fitted fridge/freezer. Underfloor heating with thermostat. Space and plumbing for slimline dishwasher.

### BEDROOM ONE

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

### BEDROOM TWO

Two Ceiling lights, underfloor heating, raised power points, and TV points.

### BATHROOM

Fully tiled and fitted with suite comprising of bath with mixer tap, separate shower with pivot door, heated towel rail. Obscure glass window inset ceiling lights., WC, vanity unit with sink and mirror above. Underfloor heating.

### Car Parking

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

### 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



Service charge of £3,180.22 per year (until financial year ending 31/03/2025).

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.

### LEASEHOLD

LEASE 125 Years From 2012

Ground Rent £495.00

Ground rent review: Jan-27

### 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

