



Second Floor

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The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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### 33 Turner House

St. Margarets Way, Midhurst, GU29 9FU



Asking price £225,000 Leasehold

A SUPERB and well presented SECOND FLOOR retirement apartment for the over 60s, boasting particularly spacious accommodation throughout, to include; a LARGE LOUNGE/DINING ROOM, generously proportioned DOUBLE BEDROOM, a MODERN FITTED KITCHEN and contemporary SHOWER ROOM.

Call us on 0345 556 4104 to find out more.

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# Turner House, St. Margarets Way Midhurst, GU29 9FU

## Development 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 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.

## Local Area

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

Front door opens into a large entrance hall, boasting a useful walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency pull cord. Doors lead to the bedroom, shower room and living area.



## Living/ Dining Room

A bright and spacious room with plenty of space for both a sofa set and a dining area. Boasting a feature electric fireplace which makes a lovely focal point in the room. TV and BT points, fitted carpets, raised electric power sockets.

## Kitchen

Fully fitted kitchen with white gloss wall and base units with complimentary work surface over. A stainless steel sink and drainer unit sits below the double glazed window. Features include waist high oven, ceramic four ring hob, extractor hood and fitted fridge/freezer. Tiling to splash backs and floor.

## Double Bedroom

A particularly spacious double bedroom with ample space for furniture and boasting two windows. Raised power points, TV and BT points.

## Shower Room

An extensively tiled, modern shower room, comprising; walk-in shower level access shower with grab rails, WC and vanity unit with sink inset and illuminated mirror 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



# 1 Bed | £225,000

re-decoration of communal areas

- Buildings insurance

Service charge of £3,321.53 per year (until financial year ending 30/09/2025).

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.

## Lease Information

Lease Length: 125 years from 2015  
Ground Rent: £495 pa  
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

