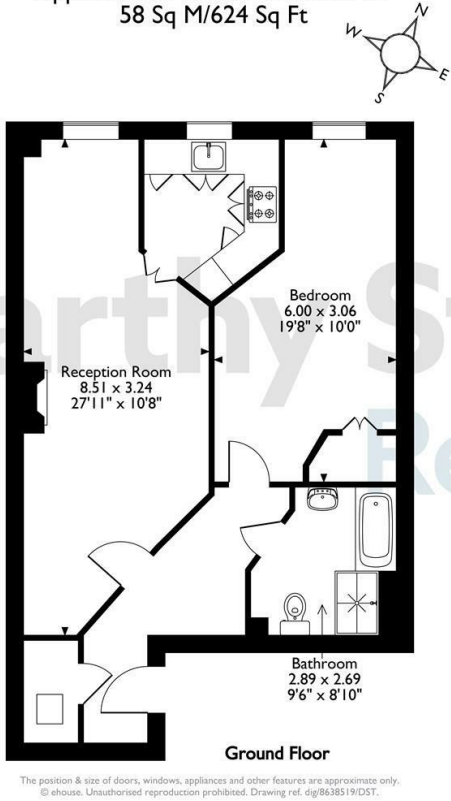


Amelia Court, Flat 4, 1, Union Place, Worthing
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(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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4 Amelia Court

Union Place, Worthing, BN11 1AH



Asking price £155,000 Leasehold

A fantastic, one double bedroom retirement apartment, ideally situated on the GROUND FLOOR with a CORNER POSITION, boasting a SPACIOUS and DUAL ASPECT through lounge dining room.

The EXCELLENT FACILITIES include; an ON-SITE RESTAURANT serving fresh meals daily, a homeowners lounge where SOCIAL EVENTS take place, a GUEST SUITE for visiting family and friends, and MORE!
In addition, homeowners receive ONE HOUR OF DOMESTIC ASSISTANCE PER WEEK.

Enjoy a complimentary lunch when you book a tour of Amelia Court!

Call us on 0345 556 4104 to find out more.

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

Amelia Court, Union Place, Worthing, BN11 1AH

1 Bed | £155,000

Development Overview
Amelia Court was constructed by McCarthy and Stone in 2009 and is a purpose built assisted living development situated in the town centre with access to local shops and amenities.

The development offer excellent communal facilities, to include; a table service restaurant serving fresh meals daily, a homeowners lounge where social events take place, 24 hour on site management, one hours domestic assistance a week (extra care packages available by arrangement) a function room, Library and laundry room. In addition, there is a mobility scooter store and guest suite for visiting family and friends - both subject to availability and extra charges apply.

There is also a 24 hour emergency call system for peace-of-mind, a security door entry system and lift to all floors.

It is a condition of Purchase that all residents meet the age requirement of 60 Years.

Entrance Hallway
Front door with spy hole leads to the entrance hall, where the 24 hour emergency response pull cord system is in place. From the hallway there is a door to a walk in storage and airing cupboard, housing the electric boiler. Illuminated light switches and smoke detector. Doors lead to the bedroom, living room and bathroom.

Living Dining Room
A very well presented living dining room boasting a feature electric fireplace which acts as an attractive focal point to the room. Boasting dual aspect windows to rear and side elevations, overlooking the communal grounds. Two ceiling light points, power points. TV & telephone

points. Partially double glazed doors lead onto a separate kitchen.

Kitchen
A fitted kitchen having a range of wall and base units with complimentary work surfaces over. The stainless steel sink with chrome mixer tap and drainer unit sits below the window. There is an integrated fridge/freezer and built-in electric oven, as well as an electric ceramic hob with extractor hood over. Contemporary ceiling lights and tiling to splash backs.

Double Bedroom
A double bedroom with ample space for furniture, boasting a built in wardrobe with useful storage and hanging space. Ceiling lights, TV and phone point.

Wet Room
A wet room style bathroom with walk-in shower, separate bath, WC, vanity unit with sink inset and mirror above. There are grab rails and non slip flooring. Electric heated towel rail and emergency pull cord.

Service Charge (breakdown)

- 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

One hours domestic help a week is included in the

Service Charge.

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, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

The service charge for this property is £8,578.13 per annum up to financial year end 31/08/2025.

Lease Information
Lease : 125 years from 1st June 2009
Ground rent: £435 per annum
Ground rent review: 1st June 2039

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

