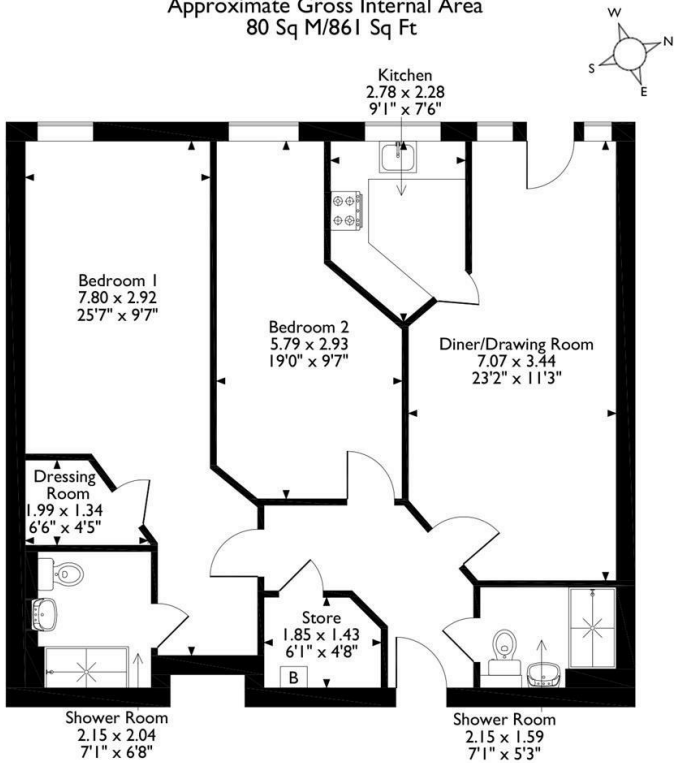


Turner House, Flat 7, St. Margarets Way, Midhurst, West Sussex
Approximate Gross Internal Area
80 Sq M/861 Sq Ft



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	78	78
(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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7 Turner House

St. Margarets Way, Midhurst, GU29 9FU



Asking price **£350,000 Leasehold**

A fantastic TWO BEDROOM, TWO SHOWER ROOM retirement apartment for the over 60s. Superbly located on the GROUND FLOOR, the property boasts particularly spacious accommodation throughout, to include; a LOUNGE/DINING ROOM with door out to a private PATIO AREA, a MODERN FITTED KITCHEN, two generously proportioned, double bedrooms and two contemporary shower rooms.

Call us on **0345 556 4104 to find out more.**

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

Turner House St. Margarets Way, Midhurst

2 Bed | £350,000

Development Overview

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 Hallway

Front door opens into a spacious entrance hallway. The hall boasts illuminated light switches, apartment security door entry system & intercom, and emergency pull cord. A door opens to the useful walk-in storage/airing cupboard. All other doors lead to the bedrooms, shower room and living area.

Living Dining Room

A well proportioned lounge with door opening to a private patio area. The feature electric fireplace place makes an attractive focal point in the room. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Modern fitted kitchen boasting a range of wall and base units with complimentary work surfaces over. The stainless steel sink with lever tap and drainer unit sits below the window. Built-in appliances include; oven, ceramic hob with extractor hood over, and integrated fridge/freezer. Space for slimline dishwasher. Tiled floor and under pelmet lighting.

Bedroom One

Spacious double bedroom boasting a walk-in wardrobe, housing rails and shelving. Ceiling lights, TV and phone point. Door leads to the en-suite shower room.

En-Suite

Extensively tiled contemporary shower room, fitted with suite comprising of; level access walk-in shower, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Bedroom Two

A second double bedroom which could alternatively be used a a second reception room, office or hobby room. Ceiling lights, window, TV and phone point.

Shower Room

Another modern and extensively tiled shower room, fitted with suite comprising of; level access shower enclosure with glass screen, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

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

Service charge £4,982.30 until 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.

Car Parking (Permit Scheme)

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.

Lease Information

Lease Length: 125 years from 2015
Ground Rent: £495 pa
Ground Rent review: Jan-30

Additional Information & Services

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

