

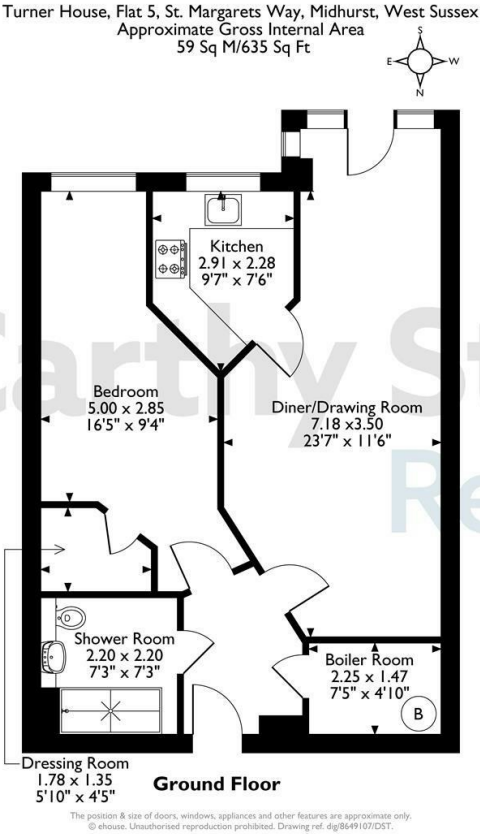
5 Turner House

St. Margarets Way, Midhurst, GU29 9FU



Asking price £239,000 Leasehold

A FANTASTIC and very well presented GROUND FLOOR retirement apartment for the over 60s, boasting direct access from the Lounge/Dining Room to a SOUTHERLY FACING PATIO SEATING AREA.



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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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 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 bedroom, shower room and living area.



## Living/ Dining Room

A well proportioned lounge boasting door opening to a private patio seating area which benefits from a Southerly aspect. 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. Tiled floor and under pelmet lighting.

## Double Bedroom

Spacious double bedroom boasting a walk-in wardrobe, housing rails and shelving. Ceiling lights, window, fitted carpets, TV and phone point.

## 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)

- 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 | £239,000

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
- Underfloor heating throughout the apartment
- 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

