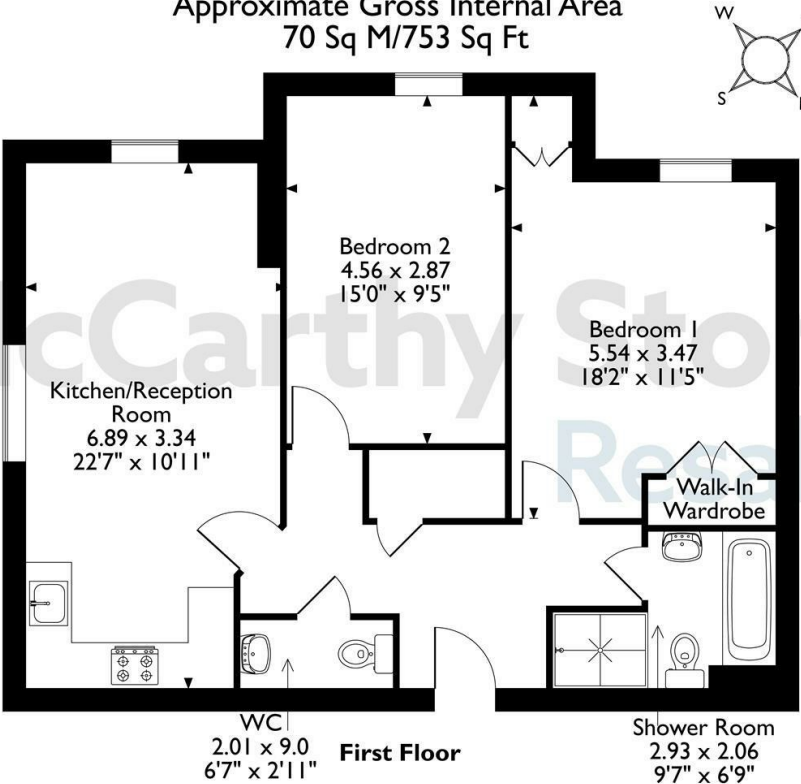


27 Morgan Court, Station Road, Petworth, West Sussex
Approximate Gross Internal Area
70 Sq M/753 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8644647/DST.

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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	



Asking price £250,000 Leasehold

A superb TWO DOUBLE BEDROOM retirement apartment situated on the FIRST FLOOR of Morgan Court, a McCarthy Stone Retirement Living development. The apartment boasts SPACIOUS ACCOMMODATON throughout, including a DUAL ASPECT, OPEN PLAN LIVING ROOM / KITCHEN.

The fantastic COMMUNAL FACILITIES include; a HOMEOWNERS LOUNGE where social events take place, LIFT ACCESS TO ALL FLOORS, a House Manager on site during office hours & 24 hour Careline System for PEACE-OF-MIND, a wonderful GUEST SUITE for visiting family and friends, LANDSCAPED COMMUNAL GARDENS, and more!

Call us on 0345 556 4104 to find out more.

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

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.



Morgan Court, Station Road, Petworth, GU28 0FE

Development Overview

Morgan Court was built by McCarthy & Stone and consists of 26 apartments designed for Retirement Living.

Communal facilities include a Homeowners lounge where social events take place, lovely landscaped gardens, and a guest suite for visitors who wish to stay (additional charges apply). There is a lift to all floors and a mobility scooter store. A camera door entry system ensures complete peace of mind, and a 24 hour emergency call system is provided by a personal pendant, as well as 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.

It is a condition of purchase that all Residents must be over the age of 60 years.

Entrance Hallway

Front door with spy hole leads to the entrance hall, featuring illuminated light switches, smoke detector, apartment security door entry system intercom and Apello emergency pull cord system. There is a door to a useful walk in storage/airing cupboard. Underfloor heating with thermostat and inset ceiling lights. All other doors open to the bedrooms, living room, bathroom and WC cloakroom.

Open Plan Living Room/Kitchen

Wonderful living area boasting dual aspect windows allowing ample natural light to flood in. There is space for a small dining table and chairs. Floors are carpeted and benefit from underfloor heating. Ceiling lights, telephone point, TV point (with Sky/Sky+ capabilities) and raised power sockets.

The kitchen area boasts a modern fitted kitchen with a range of

base and wall units Single sink and drainer unit with mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor, ceiling light fitting and under pelmet lighting.

Bedroom One

Spacious double bedroom with built-in double mirrored wardrobe, as well as an additional built in wardrobe with double doors. Window, ceiling light, underfloor heating, raised power points, TV and telephone points.

Bedroom Two

A second double bedroom which could alternatively be used as a second reception room, office or hobby room. Window, two Ceiling lights, underfloor heating, raised power points, and TV points.

Bathroom

Extensively tiled and fitted with suite comprising of; bath with grab rail and mixer tap, separate shower enclosure, WC, vanity unit with sink and mirror above. Emergency pull cord, heated towel rail, underfloor heating and inset ceiling lights.,

Guest Cloaks/WC

Convenient WC with wash hand basin, wall mounted mirror, ceiling light and underfloor heating.

Car Parking

Parking is by allocated space and subject to availability. The fee is £250 per annum. Please speak to your Property Consultant or House Manager for more information.

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

2 Bed | £250,000

Service charge £5,007.47 , until the financial year 31/03/2026 , 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 2012
Ground Rent £495.00 pa
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

