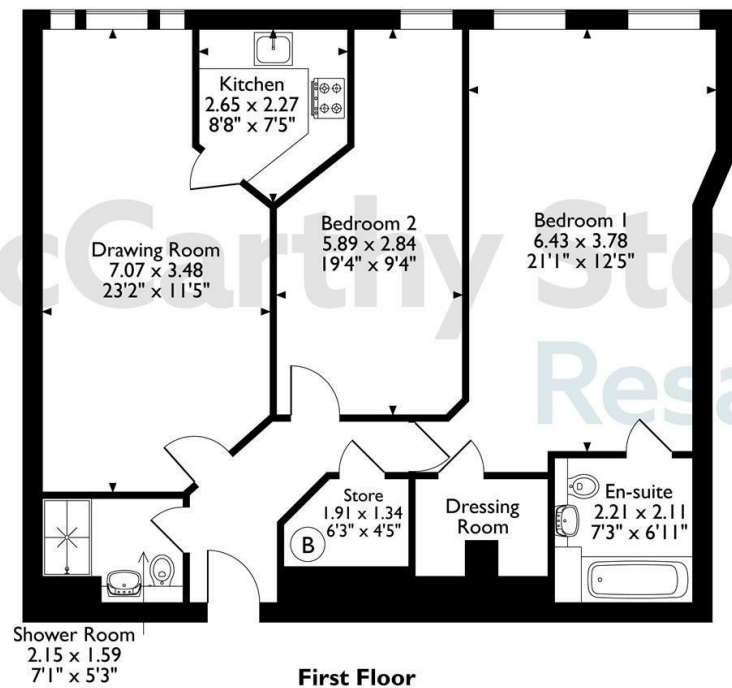


Turner House, Flat 16, St. Margarets Way, Midhurst, West Sussex  
Approximate Gross Internal Area  
88 Sq M/947 Sq Ft



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>78</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**16 Turner House**

St. Margarets Way, Midhurst, GU29 9FU



**Asking price £315,000 Leasehold**

A well presented, TWO BEDROOM, TWO SHOWER ROOM apartment situated on the FIRST FLOOR. The property boasts particularly spacious accommodation throughout, to include; a LOUNGE/DINING ROOM with a southerly facing aspect, a MODERN FITTED KITCHEN, two generously proportioned, double bedrooms and two contemporary shower rooms. Turner House, a McCarthy Stone retirement living development is nestled in Midhurst and boasts landscaped gardens as well as a Homeowner's lounge.

\*Entitlements Advice and Part Exchange available\*

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

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

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# Turner House St. Margarets Way, Midhurst

## 2 Bed | £315,000

### 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.

Turner House benefits further from a residents laundry room, Guest suite where family and friends can stay at a small cost and a mobility scooter store room.

### 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 Room

A well proportioned room, with ample space for comfortable furniture and dining table. The room is southerly facing and benefits from floor to ceiling windows which allow ample natural daylight to flood the room. Shutters provide the perfect contemporary finish. 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. Integrated dishwasher. Tiled floor and under pelmet lighting.

### Bedroom One

A well presented double bedroom of generous proportion boasting a walk-in wardrobe, housing rails and shelving. Ceiling lights, TV and phone point. Door leads to the en-suite bathroom. Two large windows, allowing ample light to flood the room finished with white fitted shutters.

### En-Suite

Extensively tiled contemporary shower room, fitted with suite comprising o; shower over bath, 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 as a second reception room, office or hobby room. Ceiling lights, window, TV and phone point. Large window finished with white fitted shutters.

### Shower Room

Another modern and extensively bathroom fitted with suite comprising; walk in shower cubicle, 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 £5,343.76 until 30/09/2026 , 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.

Check out benefits you may be entitled to supporting you . (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### 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

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

