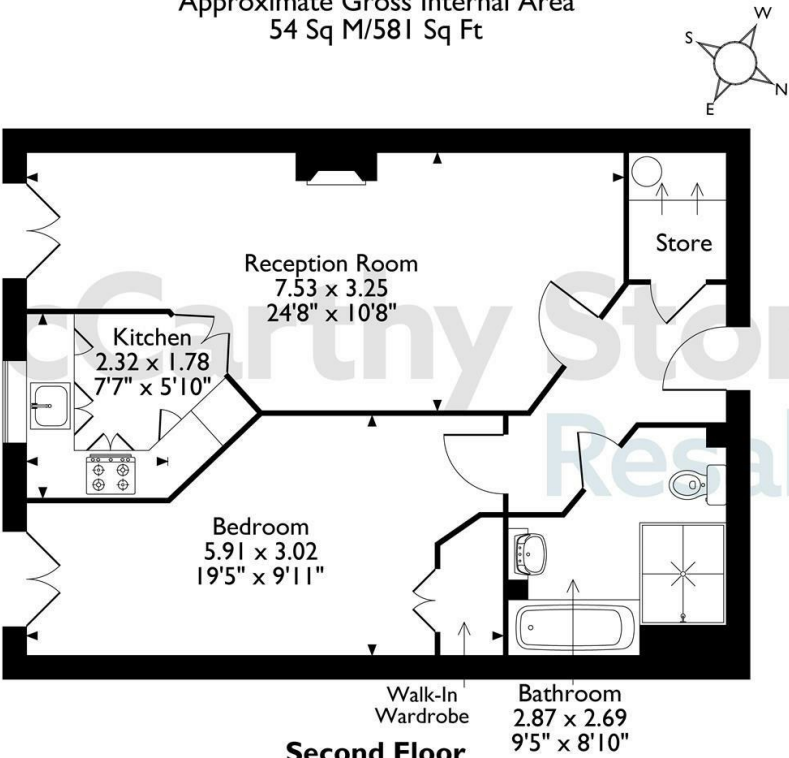
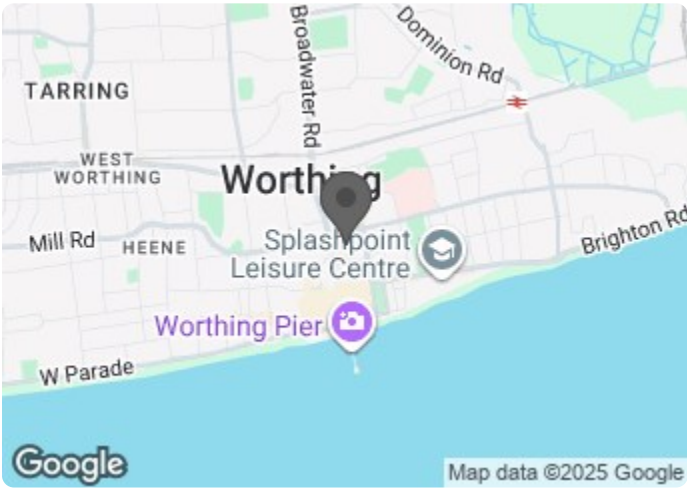


Amelia Court, Flat 45, 1, Union Place, Worthing, West Sussex  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



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	87	88
(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	

## 45 Amelia Court

Union Place, Worthing, BN11 1AH



Asking price £165,000 Leasehold

A superb, ONE double bedroom apartment boasting a Southerly aspect and situated on the SECOND floor with LIFT access.

Amelia Court, a McCarthy Stone Retirement living PLUS development is nestled in Worthing. 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!

\*Entitlements Advice and Part Exchange available\*

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.





# Amelia Court, Union Place, Worthing

## 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, south facing living dining room which is neutrally decorated and carpeted throughout and boasts a feature electric fireplace which acts as an attractive focal point to the room. There is ample room for dining and comfortable seating. Two ceiling light points, power points. TV & telephone points. Partially double glazed doors lead onto a separate kitchen. Double glazed window which allows ample daylight to flood the room.

## Kitchen

A fully fitted kitchen with range of wall and base units and complimentary work surfaces over. The stainless steel sink with chrome mixer tap and drainer unit sits below the double glazed

window. There is an integrated fridge and separate integrated freezer and built-in electric waist height oven for minimal bend, as well as an electric hob with extractor hood over.

## 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.

## Bathroom

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 24/7 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 £8,902.02 per annum up to financial year end 31/08/2026.

# 1 Bed | £165,000

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

## Lease Information

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

## 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

