

## 11 Riverside Court (Pulborough)

Station Road, Pulborough, West Sussex, RH20 1RG



**PRICE: £155,000**

**Lease: 125 years from 1988**

### Property Description:

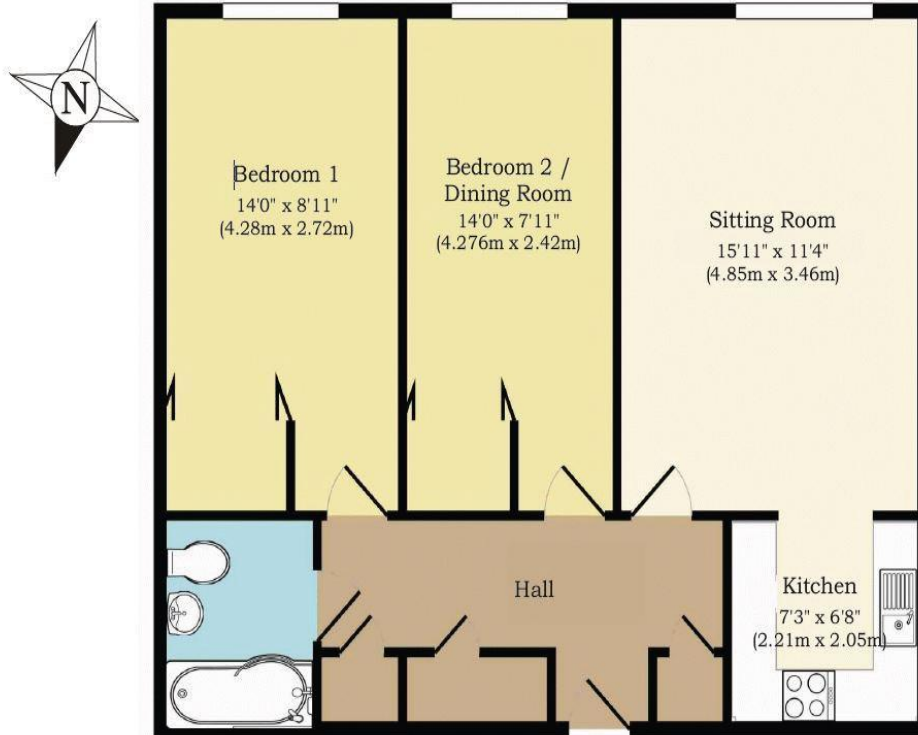
#### **A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR OVERLOOKING THE RIVER**

Riverside Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 30 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Bus Service to local shops and supermarkets and local station with trains to London. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

- Residents' lounge with balcony overlooking river
- Communal Laundry
- Development Manager & Minimum Age 60
- Battery car storage for 2 cars
- 24 hour emergency Appello call system
- Satellite TV aerial (extra fees apply)
- Guest Suite and a Lift to all floors
- Lease 125 years from 1988



**For more details or to make an appointment to view, please contact  
Millie & Carla**



APPROX. GROSS INTERNAL FLOOR AREA 682 SQ FT / 63.3 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**For Financial Year Ending:**

**30/08/2025**

**Annual Ground Rent:**

**£597.72**

**Ground Rent Period Review:**

**2032**

**Annual Service Charge:**

**£5,242.34**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer**

**0.00 Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.