

Offers In Excess Of £180,000 Leasehold

Union Place, Worthing

- First Floor Retirement Flat
 Worthing Town Centre
- Two Double Bedrooms
- On Site Manager

Amelia Couri

- Communal Laundry
 Room
- Worthing Town Centre Location
- Close To Transport Links
- EPC Rating TBC
- Council tax Band C

We are delighted to offer to the market this well presented two bedroom first floor retirement flat in the heart of Worthing town centre within walking distance to shops, restaurants and transport links. The property offers a lounge/diner, modern kitchen, two double bedrooms and a bathroom. Amelia Court offers security, independence and comfort, staff are on site 24-hours a day and an emergency call system links the apartment to the Estate Duty Manager. There are three lifts, a library, laundry room and residents lounge with direct access onto the landscaped grounds.



T: 01903 331247 E: info@robertluff.co.uk www.robertluff.co.uk



Accommodation

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Communal Entrance

Access via entry phone and automatic doors. Lift or stairs to first floor. Private front door with spy hole

Entrance Hallway

Wall mounted electric radiator. Wall mounted thermostat. Emergency pull cord. Loft hatch. Built in cupboard housing water tank and electrics. Further storage space.

Lounge/ Dining Room 15'4" x 13'2" (4.68 x 4.03)

Double glazed window to front aspect. Electric radiator. TV point. Telephone point. Fitted fire place with stone effect surround. Emergency pull cord. Panel glazed door opening to

Kitchen 10'0" x 7'0" (3.06 x 2.15)

Double glazed window to front aspect. Single stainless steel sink unit inset to roll top work surface with mixer taps and drainer. Matching range of wall and base units. Built in oven. Four ring hob with extractor fan above. Integrated fridge and separate freezer. Part tiled walls.

Bedroom One 15'4" x 13'6" (4.68 x 4.13)

Double glazed window to front. Wall mounted radiator. TV point. Built in wardrobes with hanging space and shelves. Skimmed ceilings. Spot lights. Emergency pull cord.

Bedroom Two 15'4" x 9'8" (4.68 x 2.97)

Double glazed window to front aspect. Wall mounted radiator. TV point. Built in wardrobes with hanging space and shelves. Skimmed ceilings. Spot lights. Emergency pull cord.

Bathroom 9'2" x 7'0" (2.80 x 2.15)

Panel enclosed bath with mixer taps. Low level flush WC. Bidet. Walk in wet room area with mains shower and chrome attachment. Wash hand basin inset to vanity unit with mixer tap. Heated chrome towel rail. Part filed walls.

Visitor Parking

Off-road parking space for guests.

Tenure

Years Remaining On Lease - 110 Years Annual Service Charge - £11,128.79 Annual Ground Rent - £510











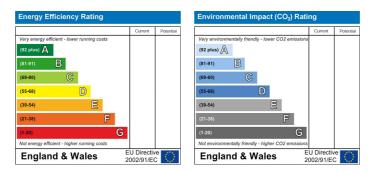


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Floor Plan Approx. 80.9 sq. metres (871.2 sq. feet)

Total area: approx. 80.9 sq. metres (871.2 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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