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Description

We are delighted to offer this extremely well presented and spacious one bedroom retirement apartment, located in Worthing town centre, close to local shops and amenities, with transport links and seafront nearby.

The property offers a dual aspect lounge/dining room, a modern kitchen with integrated appliances, a large double bedroom 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.

Key Features

- First Floor Retirement Flat
- Dual Aspect Lounge/Dining Room
- Communal Gardens
- New Dimplex Heaters Installed 2022
- Double Glazing
- One Double Bedroom
- Communal Lounge Room
- Brand New Water Heater
- Brand New Living Room Carpet
- Council Tax Band B



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Communal entrance hallway and lifts to first floor. Front door to:

Spacious Hallway

With southerly aspect double glazed window, walk in storage cupboard with shelves, housing electric consumer units and a Gledhill hot water tank with immersion, wall mounted Dimplex electric heater and emergency pull cord Tunstall system. Door to:

Lounge/Dining Room

8.86 (max into recess) x 3.23 (29'0" (max into recess) x 10'7")

Dual aspect double glazed windows, two wall mounted electric Dimplex heaters, emergency pull cord, telephone point, tv point. dining area and double glazed doors to:

Kitchen

3.00 (max) x 2.32 (9'10" (max) x 7'7")

A range of light wood fronted base and wall units, roll top working surfaces



incorporating a stainless steel sink with mixer tap, fitted four ring electric hob with extractor fan over, waist height fitted Electrolux oven, integrated fridge, integrated freezer, tiled splashbacks and double glazed window to rear.

Bedroom

5.59 x 3.05 (max) (18'4" x 10'0" (max))

TV point, double glazed window to rear, wall mounted heater, emergency pull cord and cupboard with hanging and shelving.

Spacious Bathroom

Wood panel enclosed bath with handles, basin set in vanity unit, tiled splashback walls, wall mounted electric heater, wall mounted mirror and shaver point, low flush WC, wet room floor and wet room shower area with curtain and fitted shower.

Tenure

Leasehold with over 100 years remaining on the lease.

Ground Rent: £217.50 half yearly.

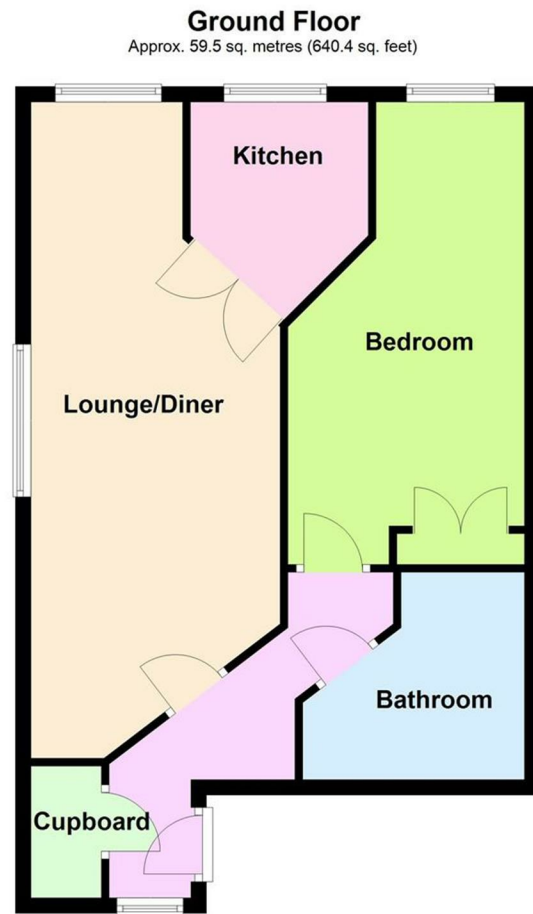
Service Charge: £714.85 monthly.

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Floor Plan Union Place



Total area: approx. 59.5 sq. metres (640.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	86
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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