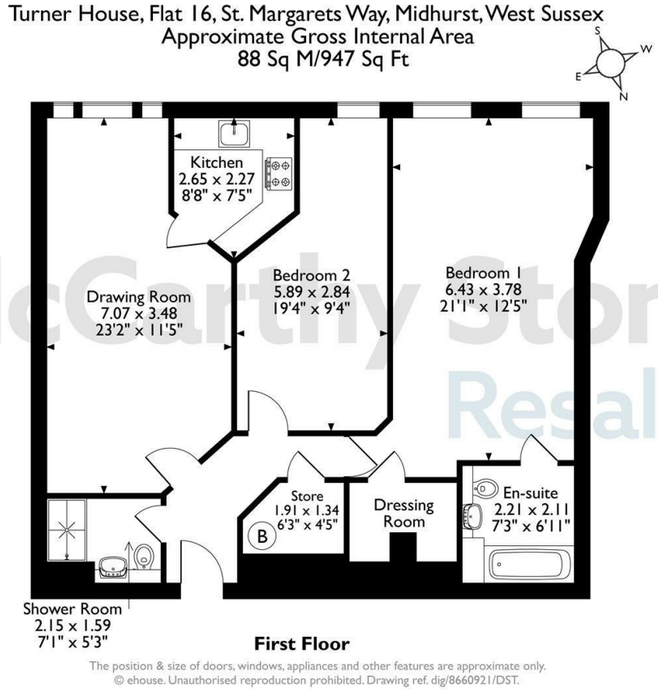
McCarthy Stone
Resales

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

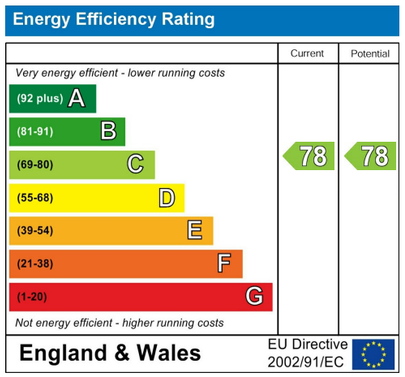


First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C





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. 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.

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The Property Ombudsman

McCarthy Stone
Resales

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

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 a 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

Annual service charge: £5,792.96 for the financial year ending 30/09/2027.

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.

Free Entitlements Service Check out benefits you may be entitled to!

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









