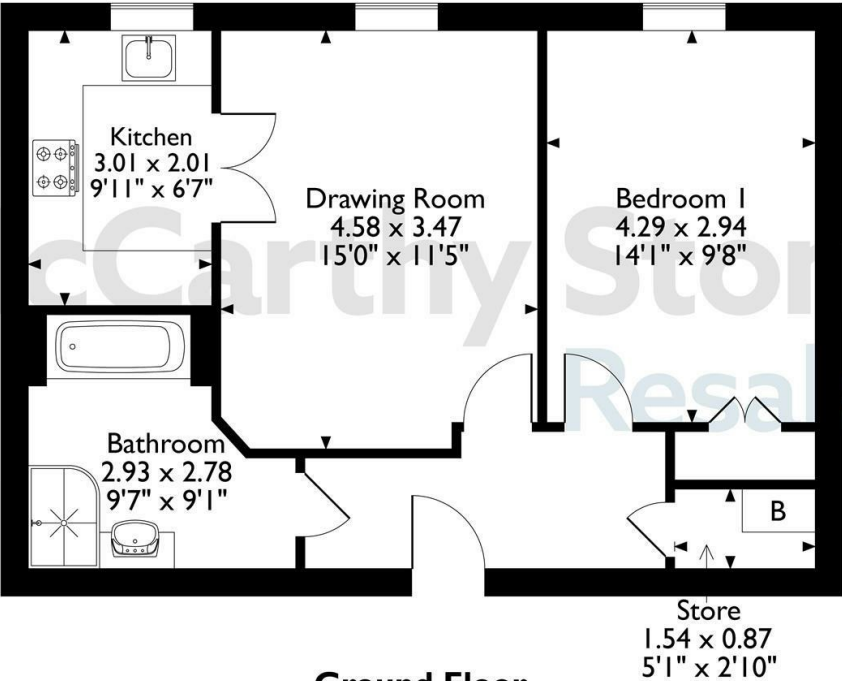


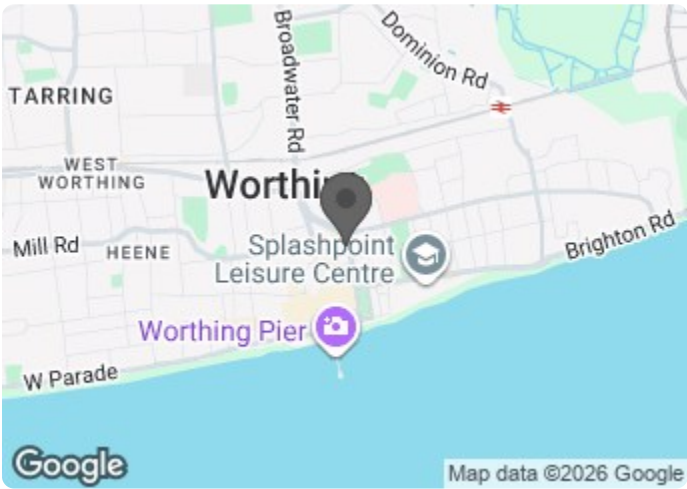
Amelia Court, Flat 14, 1, Union Place, Worthing, West Sussex
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



Ground Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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	

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Registered in England and Wales No. 10716544



14 Amelia Court

Union Place, Worthing, BN11 1AH



Asking price **£160,000 Leasehold**

A one-bedroom ground floor apartment with a sunny south-facing aspect, offering pleasant views over the front gardens. The apartment is conveniently located adjacent to the residents' communal lounge and dining room.

Call us on **0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Amelia Court, Union Place, Worthing

1 Bed | £160,000

Summary
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.

Entrance Hallway
Front door with spy hole leads to the entrance hall the 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and bathroom.

Living Room
Sunny south facing living room with ample space for dining and an attractive outlook towards the communal gardens. The room has a feature fire with surround. TV & telephone points, two ceiling light points, raised height power points. Partially glazed doors lead onto a separate kitchen.

Kitchen
Fully fitted modern style kitchen with cupboard doors and co-ordinated work surfaces. Stainless steel sink with chrome mixer tap sits below the garden facing window. There is a built-in waist height electric oven with space above for a microwave and electric ceramic hob with extractor hood over. Free-standing fridge/freezer Ceiling and under pelmet lighting.

Bedroom
A double bedroom with a south facing window with garden outlook, the room has the benefit of a fitted wardrobe with white

wooden opening doors. TV and phone point, ceiling light and raised height power point.

Wet Room/Bathroom
A wet room style bathroom with walk-in shower and separate bath both with support rails. WC, vanity unit with sink inset and mirror above. Electric heated towel rail. Non slip flooring and 24/7 emergency pull cord.

Service Charge (breakdown)
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

The service charge for this property is £8,902.02 per annum up to financial year end 31/08/2026.

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

