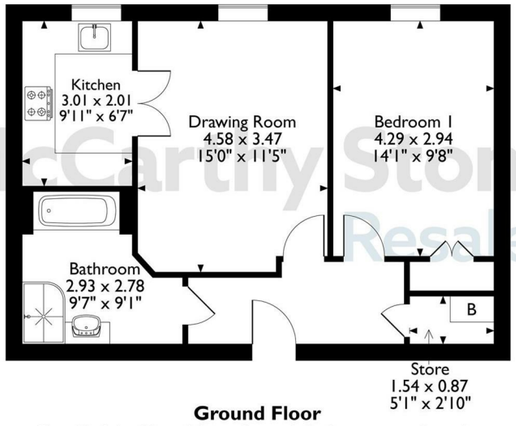
Excellent

Trustpilot

McCarthy & Stone
Resales.

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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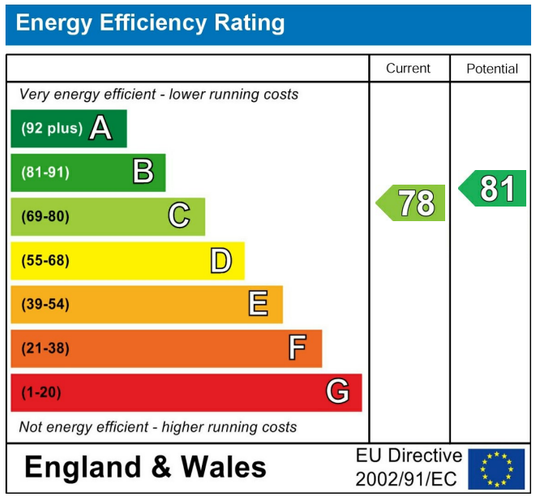

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

14 Amelia Court

Union Place, Worthing, BN11 1AH

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 14 Amelia Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £160,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautiful One Bedroom Ground Floor Apartment
- South Facing aspect overlooking gardens
- Lovely Landscaped Gardens
- In-house Table Service Restaurant
- Homeowners Lounge where social events take place
- Estates Manager and 27/7 on site support
- Guest Suite for Family or Friends
- 24 Hour Careline System
- Weekly domestic support included
- Close to local amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

14 Amelia Court, Worthing

1 | 1 | Asking price £160,000

Amelia Court
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 lunch daily, a homeowners lounge where social events take place, 24 hour on site management, one hours domestic assistance a week, 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.

Apartment Overview
This beautifully presented apartment enjoys a bright south-facing aspect and attractive views over the landscaped communal gardens. The spacious living room offers plenty of room for both relaxing and dining and boasts a feature fire place as a central point of this room.
The separate modern kitchen has fitted units, integrated cooking appliances, and a free standing fridge/freezer.
The generous double bedroom benefits from a sunny outlook, garden views and a fitted wardrobe, offering excellent storage.
A contemporary wet room style bathroom featuring both a walk-in shower and a separate bath, providing flexibility and convenience.
Additional features include a useful walk-in storage cupboard and the reassurance of a 24-hour emergency response system, offering added peace of mind and security.

Social Lifestyle
At Amelia Court you'll also find there's always a lot going on, including; fitness classes, coffee mornings, quizzes... if nothing takes your fancy, you're welcome to start a group of you own. Whatever you enjoy doing, you'll soon meet other homeowners with shared interests, passions and hobbies. This is what makes our communities so special. After all, life is so much more fun when you can share it with people who have much in common.

The Restaurant
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Amelia Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Additional Information & Services
- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge (breakdown)
What your service charge pays for:
- Estate Manager who ensures the development runs smoothly
- 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 £9,561.06 per annum up to financial year end 31/08/2027.

Lease information
Lease Length: 125 years from 1st June 2009
Ground rent: £435 per annum
Ground rent review: 1st June 2039

Moving Made Easy
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