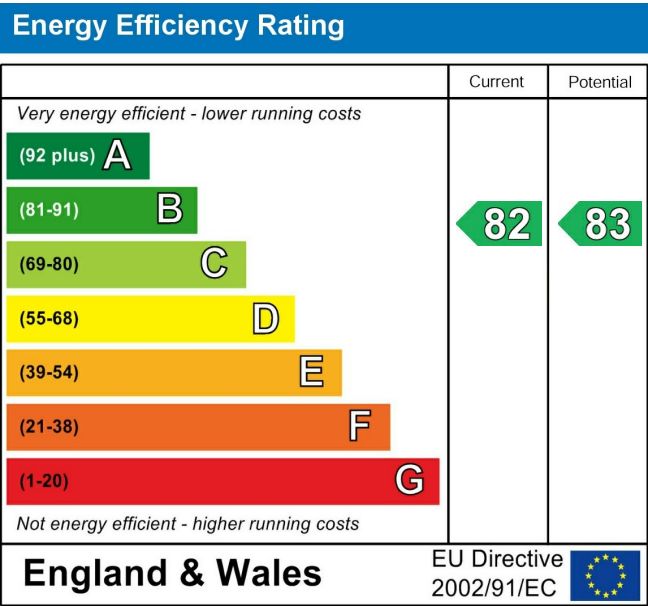
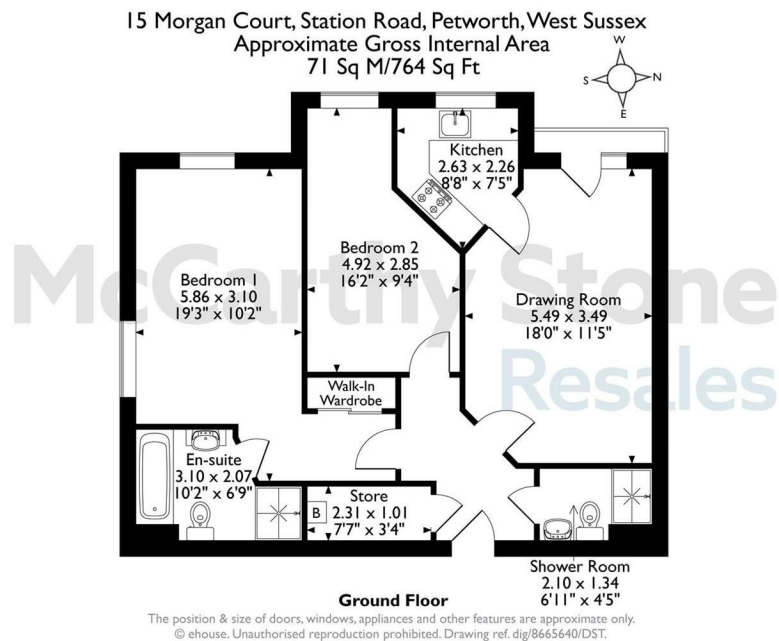




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Registered in England and Wales No. 10716544



15 Morgan Court

Station Road, Petworth, GU28 0FE

2 2 **Council Tax Band: C**

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 15 Morgan Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £235,000
Leasehold

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



Why you'll love living here:

- Spacious two bed Retirement Apartment
- Upper ground floor with Juliette balcony
- Dual aspect master bedroom
- Beautifully maintained gardens
- Social Homeowners lounge
- House Manager
- Underfloor heating
- Guest Suite for visitors
- Camera door entry system
- 24 Hour emergency call

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

15 Morgan Court, Petworth

 2 |  2 | Asking price £235,000

Development Overview

Morgan Court was built by McCarthy & Stone and consists of 26 apartments designed for Retirement Living.

Communal facilities include a Homeowners lounge where social events take place, lovely landscaped gardens, and a guest suite for visitors who wish to stay (additional charges apply). There is a lift to all floors and a mobility scooter store. A camera door entry system ensures complete peace of mind, and a 24 hour emergency call system is provided by a personal pendant, as well as a call point in the bathroom and cloakroom.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge.

It is a condition of purchase that all Residents must be over the age of 60 years.

Apartment Overview

A Spacious Two Bedroom Apartment with Juliet Balcony and South Downs Views from the master bedroom

A well presented and generously proportioned two bedroom apartment offering bright and comfortable accommodation throughout. The spacious living/dining room features an attractive fireplace and opens onto a delightful westerly-facing Juliet balcony. The modern fitted kitchen is well equipped with integrated appliances and ample storage. The dual-aspect principal bedroom enjoys lovely views towards the South Downs and benefits from fitted wardrobes, while the second double bedroom is ideal for guests, hobbies or a home office.

Completing the accommodation are a stylish bathroom, separate shower room, and excellent built-in storage. This attractive

apartment is perfectly suited for those seeking comfortable retirement living within a welcoming community setting.

Social Lifestyle

The Communal Lounge is at the heart of the community at Morgan Court and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Morgan Court is the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Car Parking

Parking is by allocated space subject to availability. The fee is £250 per annum,

Service Charge

- 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

Service charge of £5,334.49 per year (until financial year ending 31/03/2027).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but do include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Lease Information

LEASE 125 Years From 2012

Ground Rent £495.00

Ground rent review: Jan-27

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 that can assist with service charges or living costs.
- 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

