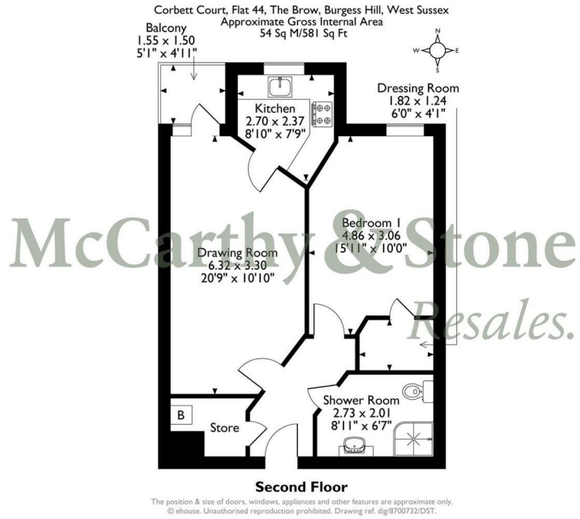
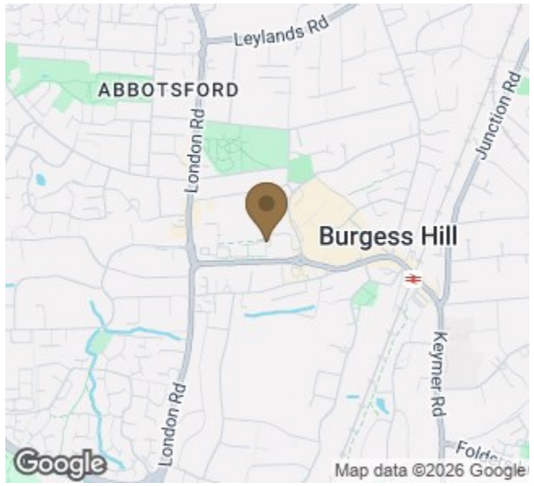
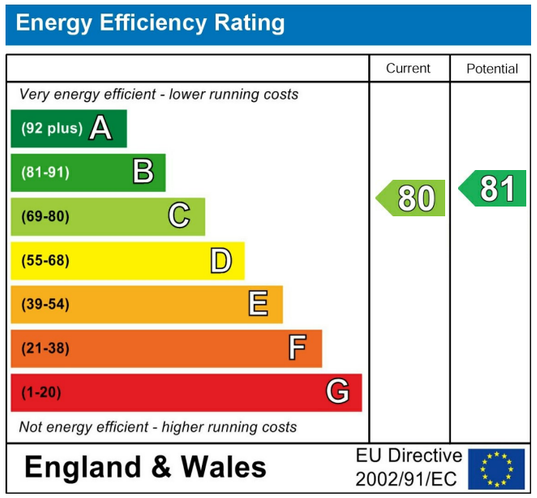
Excellent

Trustpilot

McCarthy & Stone
Resales.







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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

44 Corbett Court

The Brow, Burgess Hill, RH15 9DD

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

Asking price £120,000
Leasehold

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

Why you'll love living here:

- One bedroom Second Floor Apartment
- Walk-out balcony
- Beautiful Landscaped Gardens
- Estate Manager & 24/7 staffing
- Social Home Owners Lounge
- Table Service Restaurant serving meals daily
- Guest Suite for visiting family & friends
- Lifts to all floors
- Well equipped Laundry room
- Weekly domestic support included

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

44 Corbett Court, Burgess Hill

1 | 1 | Asking price £120,000

Development Summary

Corbett Court is a Retirement Living Plus development (formally known as assisted living) built by McCarthy & Stone. The development has an Estate Manager who leads the team and oversees the smooth running of the development.

Communal facilities include a homeowners lounge where social events and activities take place. There are lovely landscaped gardens, lifts to all floors and a laundry. In addition, the development boasts a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is a guest suite accommodation which can be booked (fees apply).

There is a 24 hour emergency call system provided by a personal pendant and call points in the hall, bedroom and bathroom, as well as onsite management 24 hours a day. One hour of domestic support per week is included in the service charge at Corbett Court with additional services including care and support available at an extra charge.

Apartment Overview

A well presented one bedroom retirement apartment offering spacious and comfortable living throughout. The spacious living/dining room features an attractive fireplace providing a warm focal point. The living room opens onto a delightful walk-out balcony, an ideal spot for a bistro table where you can relax and enjoy views of the surrounding greenery.

The generously sized double bedroom benefits from a walk-in wardrobe, providing excellent storage. Completing the accommodation is a well-appointed kitchen and a modern wet room, creating a practical and easy-to-maintain home.

This attractive apartment combines comfort, convenience and peaceful surroundings, making it an ideal choice for those seeking an enjoyable retirement lifestyle.

Social Lifestyle

The Communal Lounge is at the heart of the community at Corbett 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.

The Restaurant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Corbett 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

One of the main social hubs of the development is the large patio area in 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. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability

Service Charge (breakdown)

- Cleaning of communal and external 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
- Cost of your Estates Manager
- Gardening

Annual Service Charge: £10,634.61 (for financial year ending 31/03/2027)

The service charge does not include external costs such as your Council Tax, electricity or TV License. Please contact you Property Consultant or the Estate Manager for further information.

Lease Information

Lease: 125 years from the 1st Jan 2013

Ground rent: £435 per annum
Ground rent review date: 1st Jan 2028

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