McCarthy Stone
Resales

McCARTHY STONE
RESALES

Total floor area 42.3 m² (455 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Printed Contact Details...

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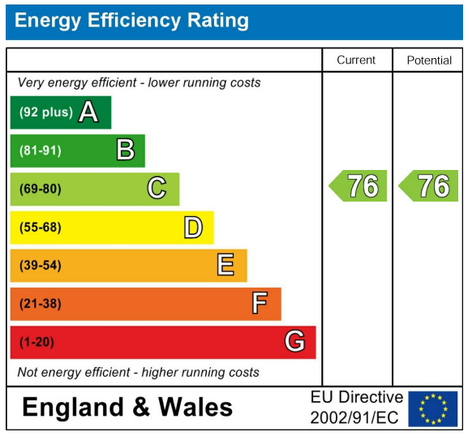
Council Tax Band: B



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The Property Ombudsman

McCarthy Stone
Resales

22 Morgan Court

Station Road, Petworth, GU28 0FE

PRICE REDUCED

PRICE REDUCTION

Asking price £150,000 Leasehold

A well presented, DUAL ASPECT apartment, boasting ONE BEDROOM and being situated on the FIRST FLOOR. Morgan Court is part of McCarthy Stone's Retirement Living range tailored for those over 60, and offers a tranquil and secure environment for its residents.

This apartment is perfect for those seeking a peaceful retreat while still being part of a VIBRANT COMMUNITY. The property boasts a well designed layout with a cosy bedroom, a MODERN KITCHEN, and a comfortable living area. Whether you enjoy hosting friends for afternoon tea or prefer quiet evenings curled up with a book, this apartment caters to all your needs.

Call us on 0345 556 4104 to find out more.

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

Morgan Court, Station Road, Petworth,

1 Bed | £150,000

Development Overview
Morgan Court was built by McCarthy & Stone and consist of 26 apartments. Designed for Retirement Living, communal facilities include a lift to all floors and a mobility scooter store with charging points. There is a Homeowners lounge, landscaped gardens communal gardens. The camera door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom.

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.

Entrance Hallway
Front door with spy hole leads to the entrance hall. There is a door to the large walk in storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system intercom and emergency pull cord system. Underfloor heating with thermostat and inset ceiling lights. All other doors open to the bedroom, living room and shower room.

Living/Dining Room
A bright and spacious through living dining room with dual aspect windows overlooking the gardens. TV and telephone points, two ceiling lights, fitted carpets, and raised electric power sockets. Underfloor heating with individual thermostats. Partially double glazed door leads onto a separate kitchen.

Kitchen
Modern fitted kitchen with a range of wood effect wall and base units with complimentary work surface over. Stainless steel sink with chrome mixer tap sits below the window. Built in appliances include; oven, four ring ceramic hob with extractor hood over and splashback and fitted fridge/freezer. Underfloor heating with thermostat.

Double Bedroom
Spacious double bedroom overlooking the gardens with a large built-in double mirrored wardrobe. Ceiling lights, underfloor heating, raised power points, TV and telephone points.

Shower Room
Extensively tiled and fitted with suite comprising of; walk-in shower with grab rails, WC, vanity unit with sink and mirror above. Underfloor heating, heated towel rail and inset ceiling lights.

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

Lease Information
Lease: 125 years from 1st January 2012
Ground rent £425 per annum
Ground rent review date: 1st January 2027

Service Charge (breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas and heating to the apartment
- 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

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.

Service charge: £3,556.32 per annum (for financial year ending 31/03/27)

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

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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