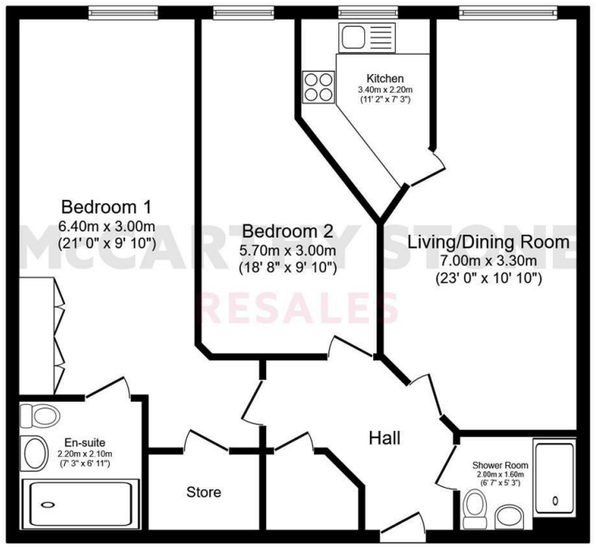
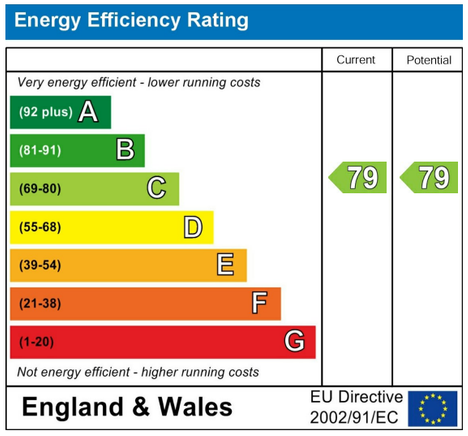


Total floor area 82.6 m² (889 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C





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The Property Ombudsman

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11 Turner House

St. Margarets Way, Midhurst, GU29 9FU







PRICE REDUCTION

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Turner House, St. Margarets Way, Midhurst

2 Bed | £270,000

Summary

Turner House is a purpose built Retirement Living development built by McCarthy and Stone for the over 60's. You can relax, knowing that there's a Concierge on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system, should you require assistance, and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. There's no need to worry about being maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and energy costs for the club lounge and other communal areas.

Turner House is located in the quaint markettown of Midhurst which is one of the jewels of the lovely county of West Sussex and has been rated the second best town in England. As well as Midhurst's selection of historic Tudor buildings, residents can enjoy the National Trust garden at Woolbeding and scenic walks along the beautiful South Downs Way. Midhurst is also home to the stately Victorian Cowdray Park.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedrooms, and bathroom.

Living Room

A spacious and bright lounge benefitting from having floor to ceiling double glazed windows. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted modern kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

Bedroom ONE with En-Suite Shower Room

Spacious double bedroom with large walk-in wardrobe. Underfloor heating, raised power points. Ceiling lights, TV and BT points. Door to en-suite shower room.

En-Suite Shower Room

Fully tiled level access walk-in shower with underfloor heating and grab rails. WC and Vanity unit with sink mirror and light above. Emergency pull cord.

Bedroom TWO

A second double bedroom of decent proportions. Raised power points. Underfloor heating.

Bathroom

Fully tiled fitted with suite comprising of panel enclosed low level bath with wall mounted shower attachment and grab rails, WC, vanity unit with sink and mirror above. Underfloor heating

Service Charge (Breakdown)

- 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

Annual service charge: £5,792.76 for financial year ending 30/09/2027.

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

Leasehold

Lease 125 Years from 2015
Ground Rent £495. p.a.
Ground rent review: Jan-30

Car Parking

Car Parking (Permit Scheme) subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

ADDITIONAL INFORMATION AND SERVICES

- Ultrafast 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











