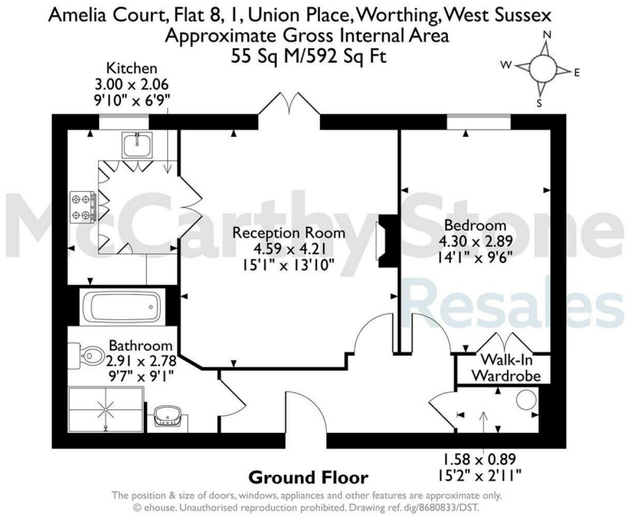
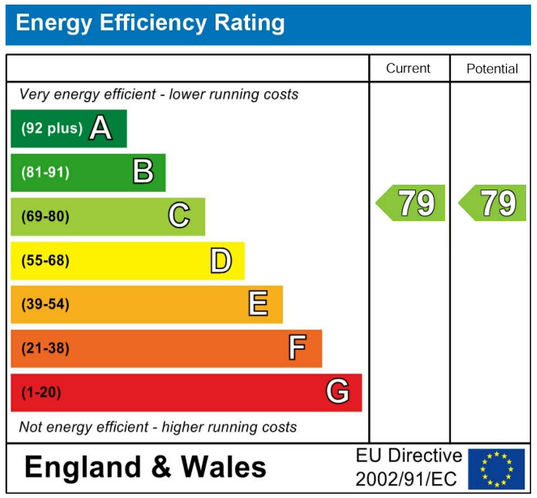
Excellent

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

8 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 8 Amelia Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £135,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
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Why you'll love living here:

- Ground floor One Bedroom Retirement apartment
- Private patio area overlooking lawned area
- Spacious double bedroom with built in wardrobe
- Modern Fitted kitchen
- Beautiful Landscaped Gardens
- Wet room style shower/bathroom
- Guest Suite for Family or Friends
- In-house Table Service Restaurant
- Homeowners Lounge where social events take place
- Estates Manager & 24 Hour Careline System

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

8 Amelia Court, Worthing

1 | 1 | Offers over £135,000

Development Overview

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.

It is a condition of Purchase that all residents meet the age requirement of 60 Years.

Property Overview

A superb one bedroom apartment, conveniently positioned with easy access to the communal facilities, and benefitting from patio doors leading out onto a paved patio area overlooking the lawned garden. The lounge features an electric fire and surround. creating an attractive focal point to the room.
Modern style fitted kitchen with integrated appliances and a window overlooking the communal grounds.
A spacious double bedroom with bult in wardrobe, and again a window overlooking communal grounds.
There is a walk-in wet room style shower , plus separate bath, along with WC, and wash basin

Social Lifestyle

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

Table Service 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

One of the main social hubs of Amelia Court 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.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

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

Annual Service charge of £9,561.06 for financial year ending 31/08/2027.

To find out more about service charges please contact your Property Consultant or Estates Manager

Lease Information

Lease Length: 125 years from 2009
Ground Rent: £435 pa
Ground rent review: Jun-39

Additional Information & Services

• Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

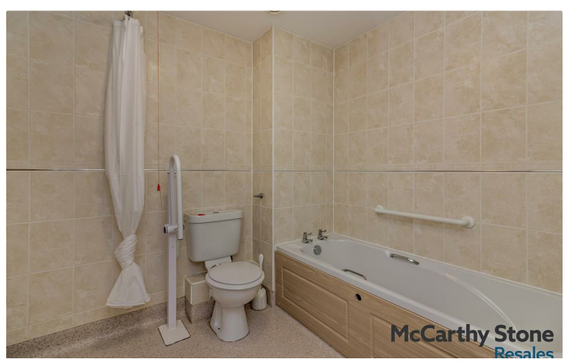
Moving Made Easy

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 speak with our Property Consultant today.