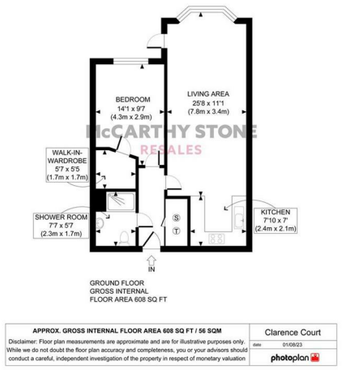
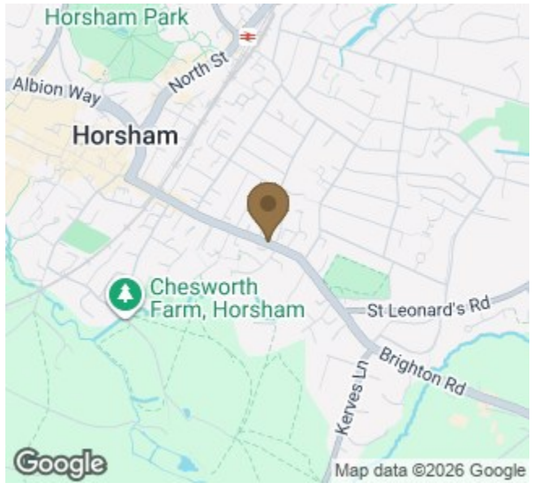
Excellent

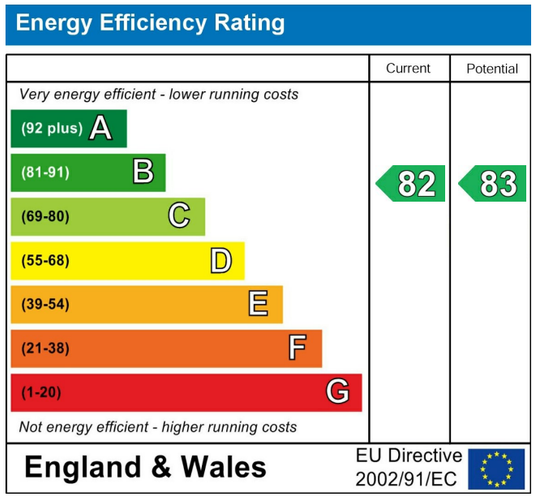
Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 608 SQ FT / 56 SQM	Clarence Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 21/08/23
	photoplan





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Registered in England and Wales No. 10716544

The Property Ombudsman







11 Clarence Court

Brighton Road, Horsham, RH13 5TS

1 | 1 | 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 11 Clarence Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

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

Why you'll love living here:

- House Manager during office hours
- 24 hour emergency call system for peace-of-mind
- Communal Lounge where social events take place
- Lift to all floors
- Lovely Landscaped Gardens with seating areas
- Guest suite for visiting family or friends
- Laundry room
- Mobility scooter store with charging points
- Convenient for local bus routes
- Close to local amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

11 Clarence Court, Horsham

1 | 1 | Asking price £250,000

Summary
Clarence Court was built in 2014, by McCarthy and Stone and is purpose built for Retirement Living. Communal facilities include a fully equipped laundry room a lift to all floors and a mobility scooter store with charging points. There is a Homeowners lounge with doors leading to a patio surrounded by landscaped 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. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty.

This apartments has a fully fitted kitchen, built-in oven and fitted fridge/freezer. Double bedroom with walk-in wardrobe, living room with door to a paved patio and fitted and fully tiled shower room with level access shower and underfloor heating.

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

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response 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. Doors lead to the bedroom, living room and shower room.

Living Room and patio
A well-proportioned dual aspect living room with double glazed windows and patio door to a small paved patio giving an area of personal outside space . Feature fireplace. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Opening to kitchen.

Kitchen
Fully fitted modern kitchen with tiled floor. Stainless steel sink with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer, partly tiled walls.

Bedroom
A spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Raised power points.

Shower Room
Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan, 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

The Annual Service Charge is £3,400.05 for the financial year ending 30/09/2027.

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.

Lease Information
Lease Length: 125 years from January 2014
Ground Rent: £425.00 per annum
Ground Rent Review Date: January 2029

Car Parking (Permit Scheme)
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.

Important Information
Important Information: The apartment is currently subject to exploratory and remedial works. These works are being managed through the building's management arrangements and covered by the building's insurance, with any affected areas of the apartment to be reinstated to their original condition upon completion. If you require more information please contact our Property Consultant.













