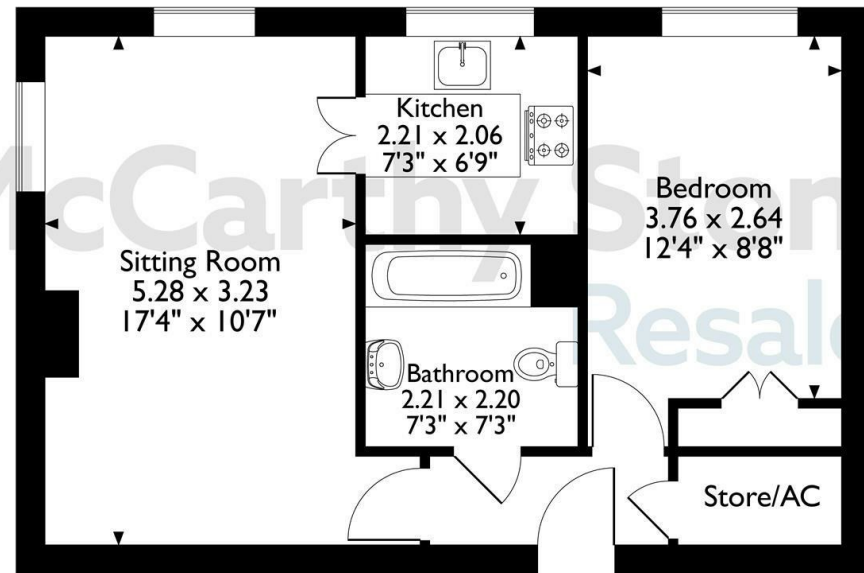
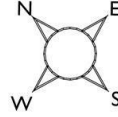


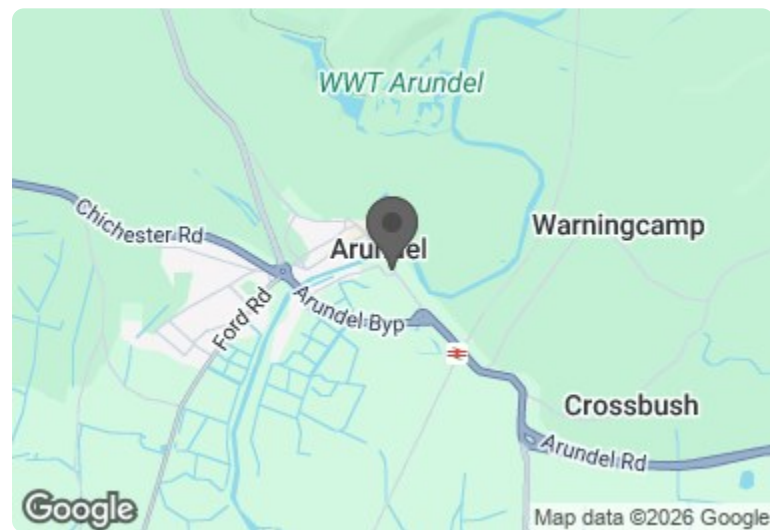
Caen Stone Court, Flat 24, Queen Street, Arundel, West Sussex  
Approximate Gross Internal Area  
44 Sq M/474 Sq Ft



**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**24 Caen Stone Court**

Queen Street, Arundel, BN18 9FE



**PRICE REDUCTION**

**Asking price £125,000 Leasehold**

A beautiful ONE DOUBLE bedroom apartment situated on the SECOND FLOOR with LIFT access. This apartment boasts a modern kitchen with INTEGRATED appliances, SOUTH WESTERLY aspect, spacious living area with ample room for dining and comfortable seating, bathroom and store room. Caen Stone Court, a McCarthy Stone Retirement development is nestled in Arundel and features landscaped gardens as well as a Homeowner's lounge where SOCIAL events take place.

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you



# Caen Stone Court, Queen Street, Arundel,

## 1 Bed | £125,000

PRICE  
REDUCED

### Development Overview

Caen Stone Court was built in 2009 purpose built for retirement living and consists of 24 apartments within a central location close to shops and cafes. 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 small maintained courtyard garden.

The door entry system ensures 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. There is a guest suite that you can book for when friends and relatives wish to stay (charges apply).

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 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, intercom and emergency pull cord. Doors lead to the bedroom, living room and bathroom.

### Living/Dining Room

A bright and spacious living area with ample room for comfortable seating and dining. Double glazed window with a south westerly aspect offering a lovely view. Two ceiling light points. Fitted carpets, raised electric power sockets and TV/telephone points for convenience.

### Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with chrome mixer tap. Features include built-in oven, ceramic hob with extractor hood over and splashback, dishwasher, fridge and separate freezer. Dimplex heater.

### Bedroom

A well presented generously sized master bedroom with fitted double mirrored wardrobe for ample clothes storage. TV and phone point, ceiling light point. Neutrally decorated and carpeted throughout.

### Bathroom

A modern bathroom with overhead shower featuring marble style tiling and wall mounted grab rail. Dimplex heater and extractor fan. Chrome heated towel rail. WC and vanity unit with mirror and feature lighting above. Emergency pull cord.

### Car Parking [Permit Scheme]

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### 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

Service charge: £3,464.28 per annum (for financial year ending 28/02/2027)

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 the 1st January 2009  
Ground Rent: £763 per annum  
Ground rent review: 2039

### Moving Services & 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

