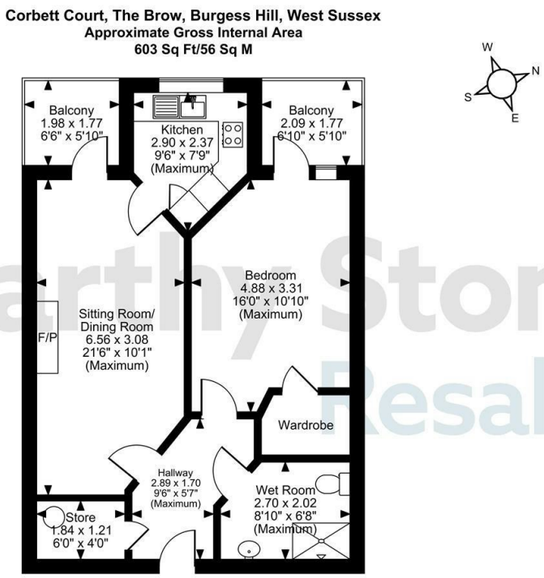
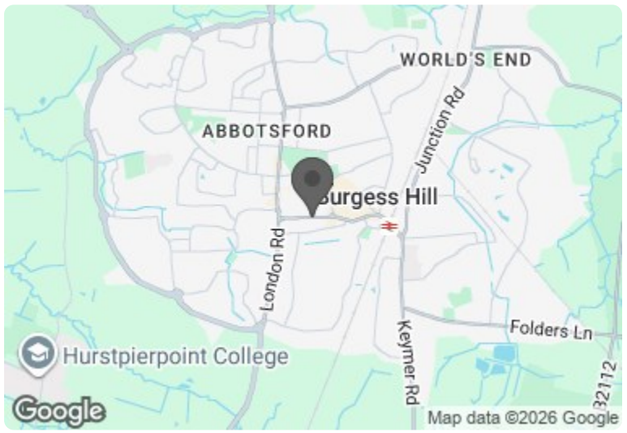
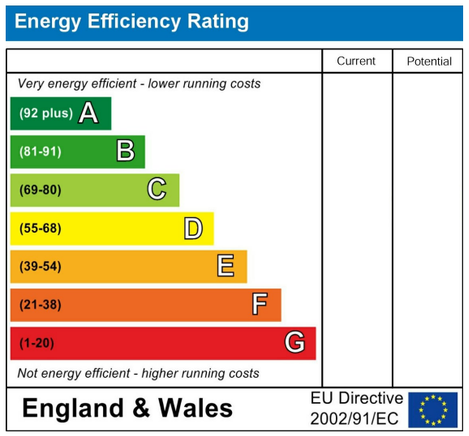
McCarthy Stone
Resales



Council Tax Band: B





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The Property Ombudsman

McCarthy Stone
Resales

40 Corbett Court

The Brow, Burgess Hill, RH15 9DD

PRICE REDUCED

PRICE REDUCTION

Asking price £149,950 Leasehold

A SUPERBLY PRESENTED, one double bedroom apartment, situated on the SECOND FLOOR and boasting TWO SOUTHERLY FACING WALK-OUT BALCONIES accessed directly from the Living Room and Bedroom.

Call us on 0345 556 4104 to find out more.

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

Corbett Court, The Brow, Burgess Hill, RH15

1 Bed | £149,950

PRICE REDUCED

Summary

Corbett Court is a Retirement Living Plus development (formally known as assisted living) built by McCarthy & Stone. The development has an Estate Manager who leads the team and oversees the smooth running of the development.

Communal facilities include a homeowners lounge where social events and activities take place. There are lovely landscaped gardens, lifts to all floors and a laundry. In addition, the development boasts a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is a guest suite accommodation which can be booked (fees apply).

There is a 24 hour emergency call system provided by a personal pendant and call points in the hall, bedroom and bathroom, as well as onsite management 24 hours a day. One hour of domestic support per week is included in the service charge at Corbett Court with additional services including care and support available at an extra charge.

Apartment Overview

A superbly presented one double bedroom Southerly facing apartment, located on the second floor and boasting two walk-out balconies from both the living room and bedroom.

Entrance Hall

Front door with spy hole leads to the Entrance Hall. The 24 hour Tunstall emergency response pull cord system is situated in the hall, along with illuminated light switches and smoke detector. From the hallway there is a door to a useful walk in storage and airing cupboard. Doors also lead to the bedroom, living room and shower room.

Living Room

A very well presented living room with double glazed door leading to the walk-out balcony. A feature fireplace makes a wonderful focal point in the room. Two ceiling lights, power points, TV & telephone points. Partially glazed door to separate Kitchen.

Kitchen

Modern fitted kitchen boasting wood effect wall and base units with complimentary work surfaces. There is an integrated fridge/freezer and electric oven. Stainless steel sink with chrome mixer tap sits below the electronically operated window. There is also a fitted electric ceramic hob with extractor over.

Bedroom

A spacious double bedroom with double glazed door leading to the second walk-out balcony. A door opens to the walk-in wardrobe which boasts plenty of hanging and storage space. TV and phone point, ceiling lights.

Wet Room

A modern wet room style shower room, comprising of; walk-in shower with grab rails, WC, vanity unit with sink and mirror above. Electric towel warmer. Emergency pull cord.

Car Parking

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

Service Charge (breakdown)

Includes the cost of:

- Cleaning of communal and external 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
- Cost of your Estates Manager
- Gardening

But does not include external costs such as your Council Tax, electricity or TV Licence. Please contact us for further information.

Annual Service charge: £10,634.61 for financial year ending 31/03/27.

Lease Information

Lease: 125 years from the 1st January 2013
Ground Rent: £435 per annum
Ground Rent review: 1st January 2028

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity connected
- 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