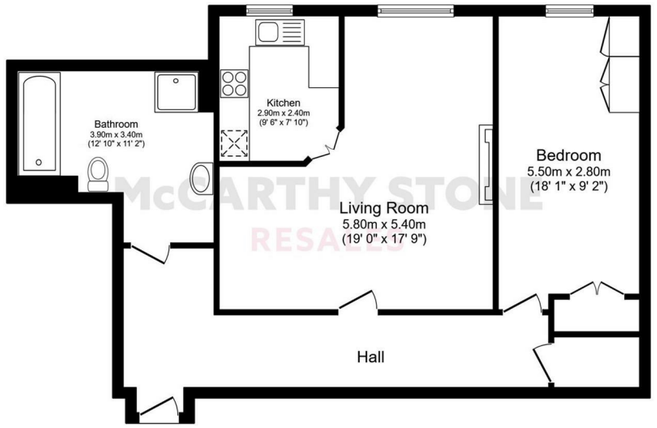
Excellent

Trustpilot

McCarthy & Stone
Resales.



Total floor area 78.5 m² (845 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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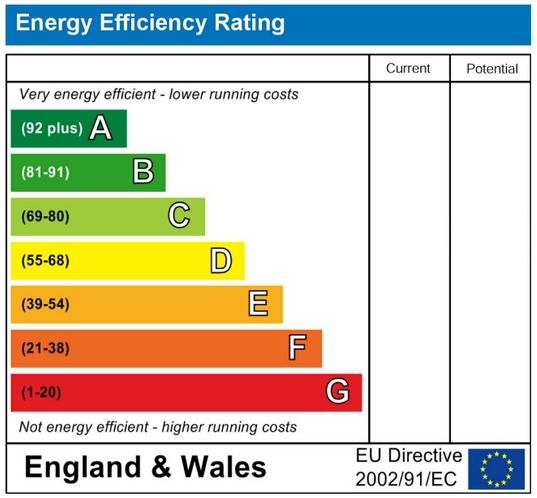

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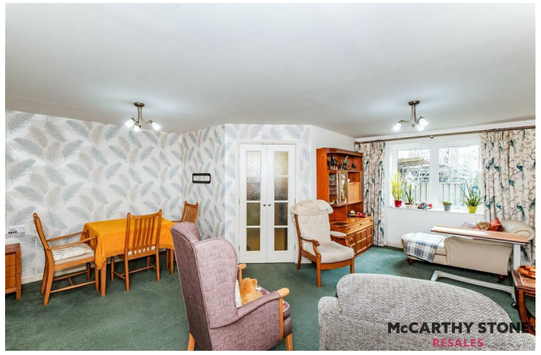
McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman



24 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 24 Amelia Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £195,000
Leasehold

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

Why you'll love living here:

- Spacious double bedroom
- Unique corner position
- Bath and shower included
- Located close to lift
- Domestic assistance included
- Table service restaurant
- Laundry room
- Social Homeowners lounge
- Hobby & reading areas
- Close to local amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

24 Amelia Court, Worthing

1 | 1 | Asking price £195,000

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. This development comprises 64 one- and two-bedroom apartments with lifts to all floors. It is a condition of Purchase that all residents meet the age requirement of 60 Years.

The development offer excellent communal facilities, to include; a table service restaurant serving fresh meals daily, a homeowners lounge where social events take place, 24 hour on site management, one hours domestic assistance a week (extra care packages available by arrangement) , a 24 hour emergency call system for peace-of-mind, a security door entry system, 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.

Property overview

This spacious 1 bedroom, 1 bathroom apartment includes a Larger than average L-shaped lounge with ample space for a dining table and chairs, feature fireplace, raised height power points, TV & telephone points with views of the communal grounds.

Partially glazed doors lead onto fully fitted modern style kitchen with cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap sits below the window. There is a free standing fridge/ freezer and built-in electric oven and electric ceramic four ring hob with extractor hood over.

The double bedroom is fitted with two wardrobes as well as a fitted dressing table and drawers and includes TV and phone points and ceiling lights.

The wet room style bathroom includes a walk-in level access shower and separate bath, vanity unit with sink and mirror above. There are grab rails and non slip flooring, electric heated towel rail and Emergency pull cord.

There is no parking space with this apartment.

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.

The Restaurant/Bistro

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

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge; £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 June 2009

Ground Rent: £435 per annum

Ground Rent review date: June 2039

Additional Information & Services

- Superfast Fibre 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.