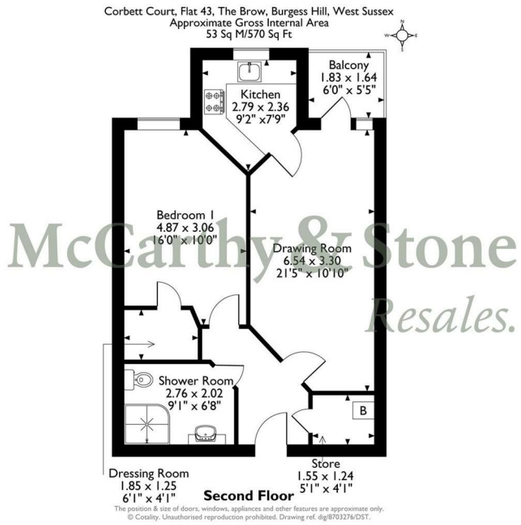
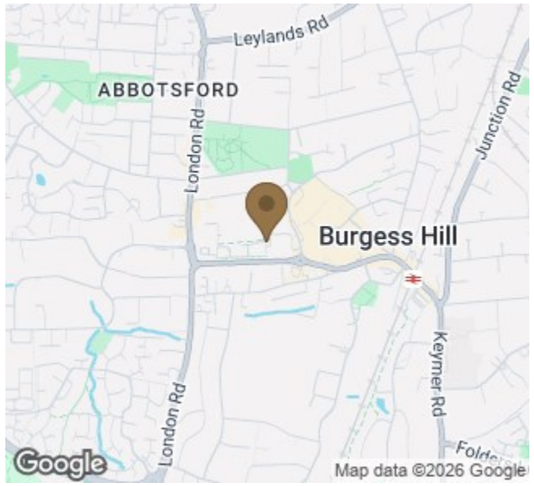
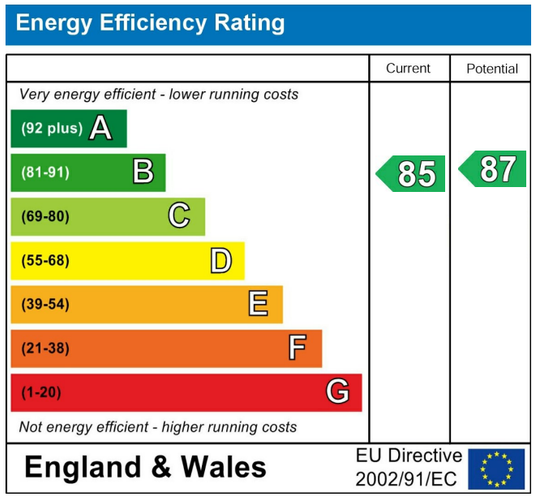
Excellent

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

43 Corbett Court

The Brow, Burgess Hill, RH15 9DD

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

Asking price £75,000
Leasehold

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

Why you'll love living here:

- One bedroom retirement apartment with balcony
- Landscaped gardens
- Homeowners Communal Lounge where social events take place
- Table service restaurant
- Estate Team on site
- 24 Hour Careline System
- Lift to all floor
- Camera door entry system
- Guest Suite for visiting family & friends
- Laundry room

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

43 Corbett Court, Burgess Hill

1 | 1 | Asking price £75,000

Summary

Corbett Court is an Retirement Living Plus development (formally assisted living) built by McCarthy & Stone, designed specifically for the over 70s, The development has an Estate Manager who leads the team and oversees the smooth running of the development. This apartment has a fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access, double bedroom with walk in wardrobe, lounge leading to walk on balcony, entrance hall and a 24 hour emergency call system.

Communal facilities include homeowners lounge where social events and activities take place. Landscaped gardens, lifts to all floors and a laundry. There is 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.

Entrance Hall

Front door with spy hole leads to the; entrance hall - The 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard,. Doors lead to the bedroom, lounge and bathroom.

Lounge

A spacious lounge/dining room. Two ceiling light points, power points. TV & telephone points. Patio door to balcony. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted modern style kitchen with wood effect cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and a waist height electric oven. There is also a fitted electric ceramic hob with extractor over.

Bedroom

A double bedroom with door to walk-in double wardrobe. TV and phone point, ceiling lights

Shower Room

A Wet room style bathroom with walk-in shower and separate bath tub. Toilet, vanity unit with sink and mirror above. There are grab rails and non slip vinyl flooring. Emergency pull cord.

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

We are completely transparent with our service charges for running the development. They do not cover external costs such as your Council Tax, gas and electricity.
Service charge: £10,634.61 per annum (up to 31/3/2027)

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 Estates Manager on site for availability.

Lease Information

Ground Rent: £435
Lease Length: 125 years from January 2013
Ground rent review: 2028