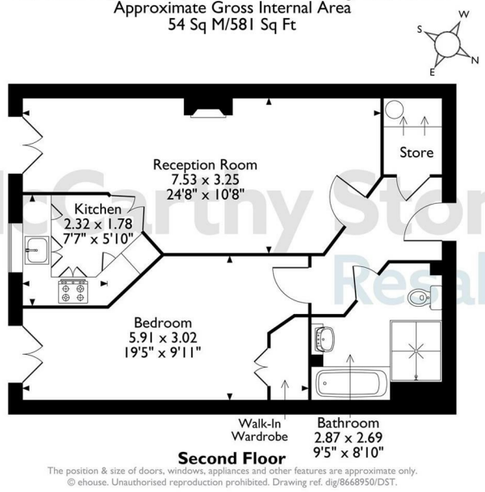
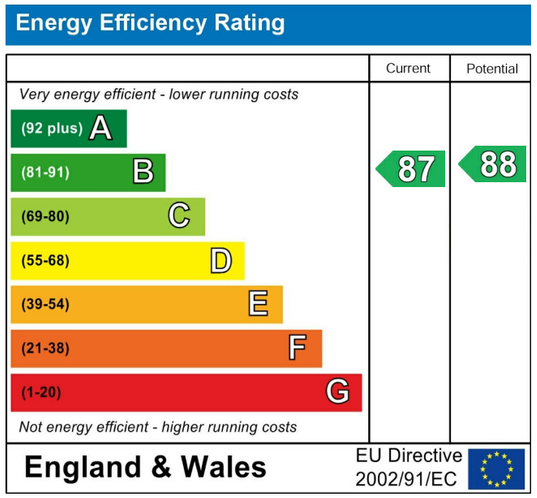
Excellent

Trustpilot

McCarthy & Stone
Resales.

Amelia Court, Flat 45, 1, Union Place, Worthing, West Sussex
Approximate Gross Internal Area
54 Sq M/581 Sq Ft





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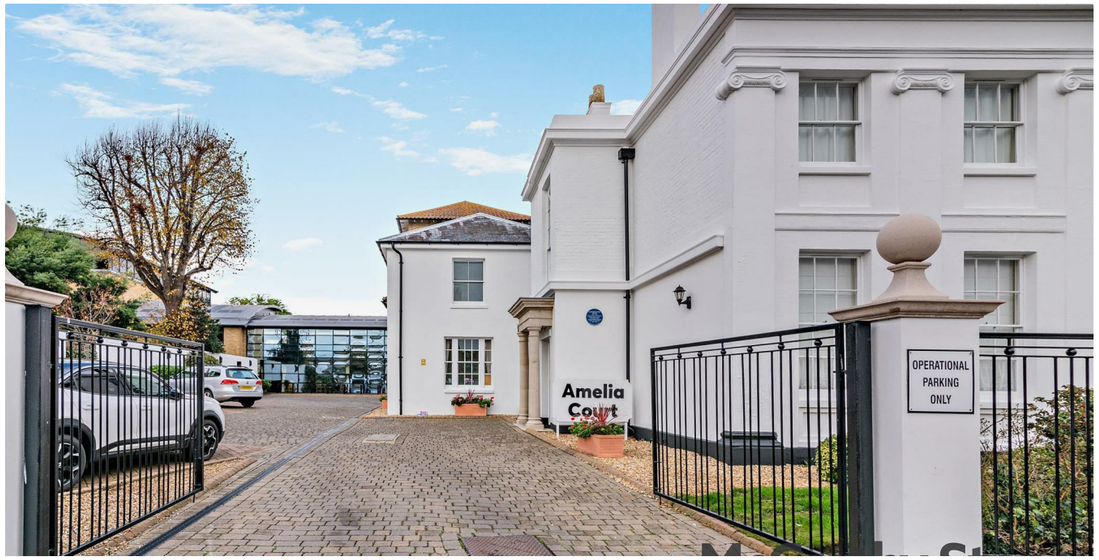
McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman



45 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 45 Amelia Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £165,000
Leasehold

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

Why you'll love living here:

- Well presented second floor apartment
- Juliet balconies to both lounge and bedroom
- Wet Room style shower plus bath
- Table service restaurant
- Social homeowners lounge
- Beautiful landscaped gardens
- Guest Suite for visiting family and friends
- Mobility scooter store
- Camera door entry system for peace-of-mind
- 24 Hour emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

45 Amelia Court, Worthing

1 | 1 | Asking price £165,000

Amelia Court
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.

The development offer excellent communal facilities, to include; a table service restaurant serving lunch daily, a homeowners lounge where social events take place, 24 hour on site management, one hours domestic assistance a week, 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.

There is also a 24 hour emergency call system for peace-of-mind, a security door entry system and lift to all floors.

It is a condition of Purchase that all residents meet the age requirement of 60 years.

Property Overview
This well presented, south-facing retirement apartment offers a bright and comfortable lounge / dining room, and features an attractive fireplace, creating a warm and inviting space to relax or entertain.
Both the living room and the generous double bedroom benefit from charming Juliet balconies, enhancing the sense of light and space throughout the apartment.
The separate fitted kitchen is well-equipped with a range of integrated appliances and ample storage, while the spacious double bedroom also enjoys the added benefit of a built-in wardrobe.
Completing the accommodation is a contemporary wet room-style bathroom, thoughtfully designed with both a walk-in shower and separate bath.

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. Regular activities include; coffee mornings, fitness classes, and quiz nights. 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
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 2
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

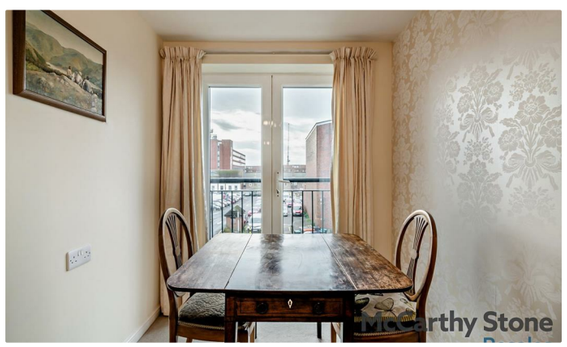
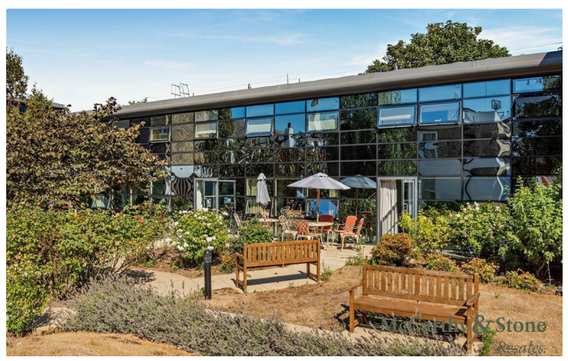
Additional Information & Services
- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.

The service charge for this property is £9,561.06 per annum up to financial year end 31/08/2027

Lease Information
Lease Length: 125 years from 1st June 2009
Ground rent: £435 per annum
Ground rent review: 1st June 2039

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.