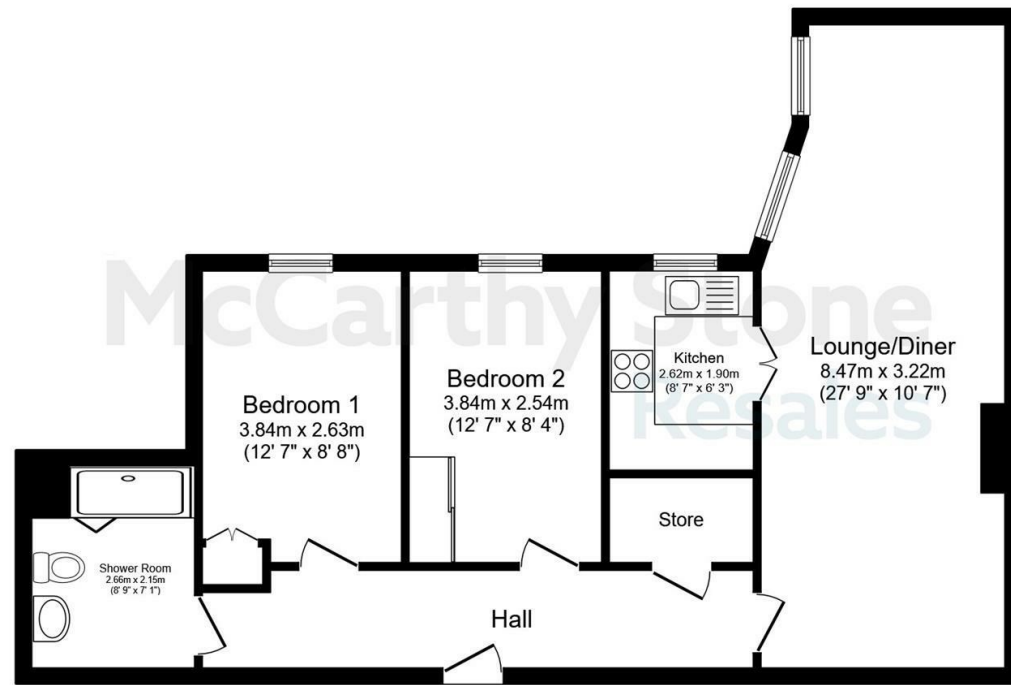


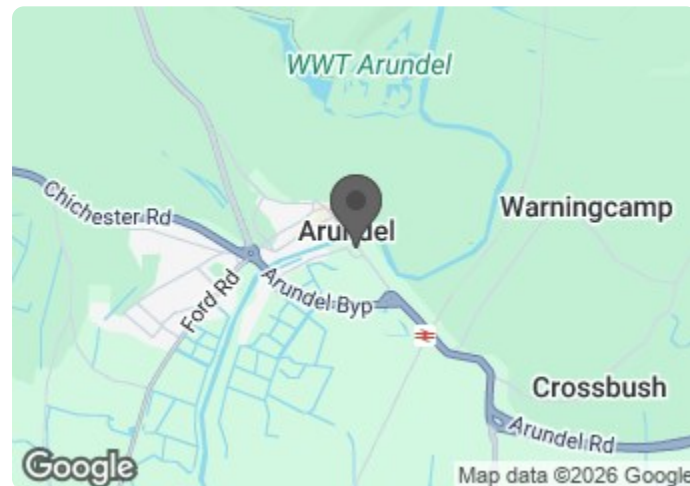
**17 Caen Stone Court**

Queen Street, Arundel, BN18 9FE



Total floor area 70.3 sq.m. (757 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(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		

**Asking price £199,950 Leasehold**

A spacious TWO bedroom apartment situated on the second floor with LIFT ACCESS. This apartment boasts a fully fitted modern shower room, kitchen, spacious living area and two double bedrooms. Caen Stone Court, a McCarthy Stone Retirement living development for the over 60's is nestled in Arundel and boasts landscaped gardens as well as Homeowner's lounge where SOCIAL events take place.

\*Entitlements Advice and Part Exchange available\*

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

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

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# Caen Stone Court, Queen Street, Arundel

## 2 Bed | £199,950

### Development Overview

Caen Stone Court was built in 2009 purpose built for retirement living and consists of 24 apartments located 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. Illuminated light switches, smoke detector, apartment security door entry system, intercom and emergency pull cord. Doors lead to the bedrooms, living room and bathroom. Small private locker in mobility scooter room for outdoor chairs etc.

### Living Room

A light and spacious living area with ample room for dining and comfortable seating. A floor to ceiling window allows for natural daylight to flood the room. The room boasts a fitted modern electric fire which provides an attractive focal point to the room. Two ceiling light points. Modern herringbone style flooring throughout, raised electric power sockets, TV and telephone points for ease. Partially glazed double doors lead onto the separate kitchen.

### Kitchen

A fully fitted kitchen with a range of wall and base units for ample storage and wooden effect worksurfaces over. Ceramic sink with chrome mixer tap sits below the double glazed window. Features

include built-in oven waist height oven (for minimal bend), four ring ceramic hob with extractor hood over and tiled splashback. Undercounter fridge/freezer and dishwasher.

### Bedroom One

A generously sized double bedroom, neutrally decorated and carpeted throughout. This room boasts an in built mirrored wardrobe providing hanging rails and shelves for storage. Raised power sockets for convenience. Ceiling light point and double glazed window.

### Bedroom Two

A double bedroom, neutrally decorated and carpeted throughout with in built mirrored sliding wardrobe for clothes storage. Ceiling light point, raised power sockets and double glazed window to rear wall.

### Shower Room

A modern fully fitted shower room with anti-slip flooring comprising; raised WC, basin with wall mounted mirror above, large shower cubicle with glass screen and in built seat for ease. Ceiling spotlights throughout.

### Car Parking (Permit Scheme subject to availability)

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 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

The Service charge does not cover external costs such as your

Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £5,196.42 per annum for financial year ending 28/02/2027

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### Leasehold

125 Years from 1/1/2009

Ground rent: £889 per annum

Ground rent review: 2039

### Moving Made Easy & 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 that can assist with service charges or living costs.
- 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

