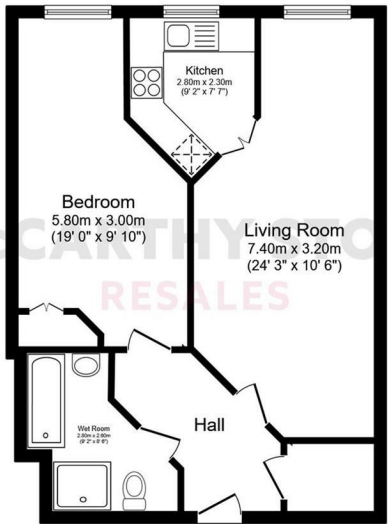
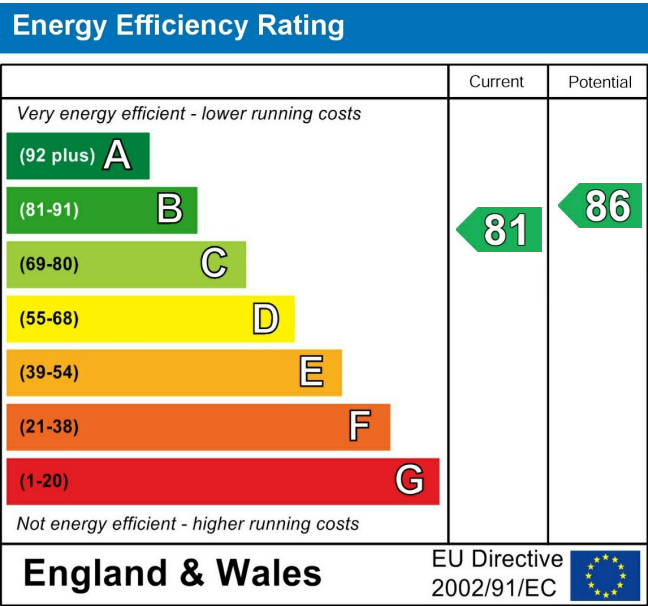




Total floor area 53.9 m² (580 sq.ft.) approx

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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This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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



6 Amelia Court

1 Union Place, Worthing, BN11 1AH

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

Asking price £129,500
Leasehold

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

Why you'll love living here:

- Spacious One bedroom apartment
- Ground floor overlooking garden
- Bath and shower included
- Close to communal facilities
- Domestic assistance included
- Table service restaurant
- Laundry room
- Social Homeowners lounge
- Hobby & reading areas
- Close to local amenities

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

6 Amelia Court, Worthing

 1 |  1 | Asking price £129,500

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

A charming and well-presented one-bedroom retirement apartment offering comfortable and spacious living. The apartment features a generous living/dining room with pleasant views over the communal grounds, a modern fitted kitchen with ample storage, a double bedroom with fitted wardrobe, and a contemporary wet room-style bathroom complete with both a level-access shower and separate bath. Further benefits include a large storage cupboard off the hallway, providing excellent practicality. Ideally suited for those seeking a low-maintenance home within a welcoming community setting.

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.

Landscaped Gardens

One of the main social hubs of Amelia Court is 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 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.

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.

