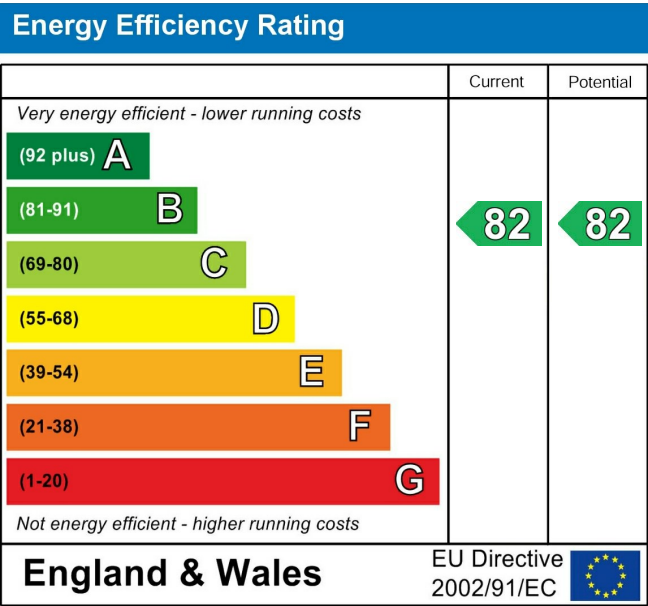
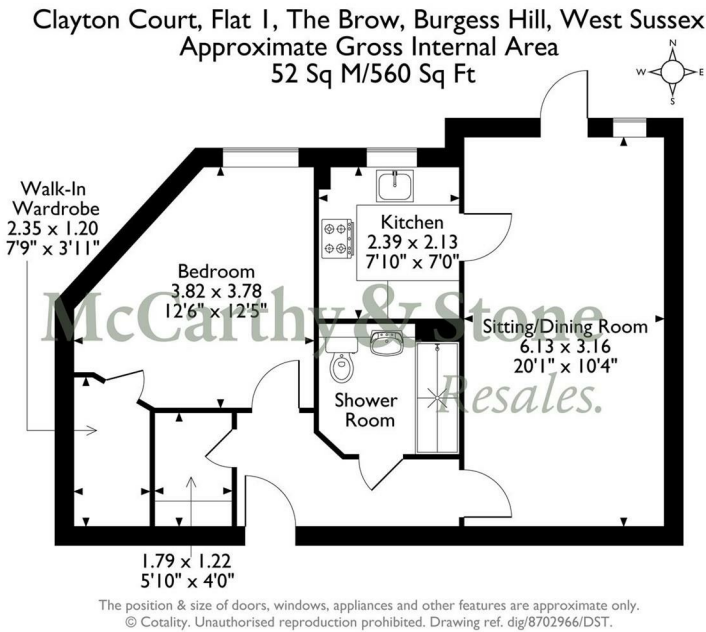




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1 Clayton Court

The Brow, Burgess Hill, RH15 9DB

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

Asking price £210,000
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Why you'll love living here:

- Spacious Ground Floor one bedroom apartment
- Paved patio area accessed via lounge / dining room
- House Manger
- Home owners Lounge to socialise
- Well manicured gardens
- Guest Suite for visiting family & friends
- Well equipped Laundry room
- Energy Efficient and Pet Friendly
- Permit car Parking
- Lift to all floors

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

1 Clayton Court, Burgess Hill

 1 |  1 | Asking price £210,000

Clayton Court

Clayton Court is a McCarthy Stone Retirement Living development for the over 60's. The development has a dedicated House Manager on site during their office hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Kitchen

A fully fitted kitchen with a range of wooden effect wall and base units with complimentary worksurfaces. Integrated appliances to include; fridge/freezer, waist height electric oven, four ring electric hob and stainless steel extractor hood over, plus washing machine. The stainless steel sink with chrome mono lever mixer tap sits beneath the double glazed window which allows for ample natural daylight. Tiled flooring and splashbacks throughout.



Living Room

A light and spacious living / dining area boasting a double glazed patio door leads onto the paved patio area, perfect for a bistro table. Raised power sockets, TV and telephone points, two ceiling light points and door leading onto the separate kitchen.

Bedroom

A generously sized double bedroom, neutrally decorated and carpeted throughout. This room boasts a walk in wardrobe providing shelving and hanging rails for ample clothes storage. The double glazed window overlooks the communal gardens. Raised power sockets and TV point, two ceiling light points.

Shower room

A fully fitted suite, tiled from floor to ceiling comprising a level access shower, WC, basin with chrome taps and wall mounted mirror above, vanity unit and chrome wall mounted heated towel rail.

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 House Manager on site for availability.

Service Charge

- 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



Annual Service charge: £3,733.44 for financial year ending 31/03/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV.

Leasehold

Ground Rent: £425 per annum
Ground Rent Review: January 2028
Lease : 125 years from January 2013

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.
- 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

