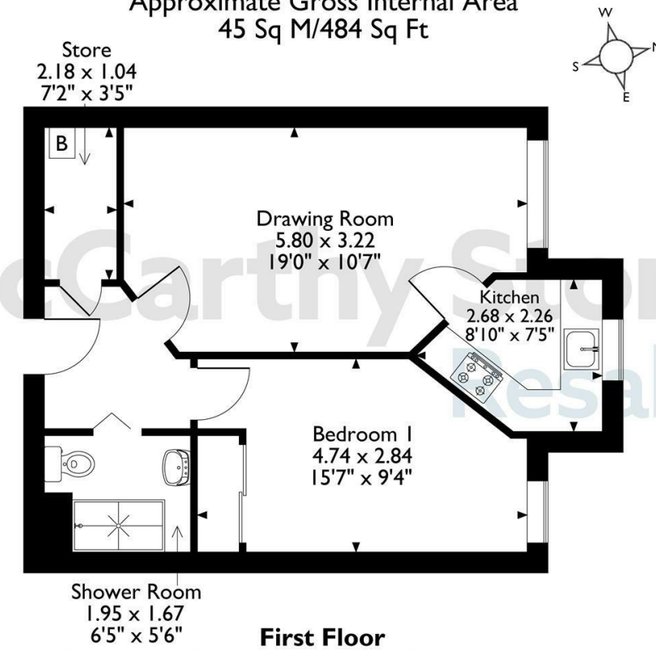
McCarthy Stone
Resales

21 Morgan Court, Station Road, Petworth, West Sussex
Approximate Gross Internal Area
45 Sq M/484 Sq Ft



First Floor

McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.
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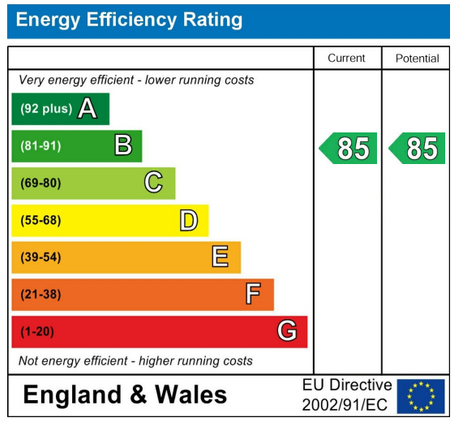
Council Tax Band: B



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. Please contact the Property Consultant for further information. 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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

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The Property Ombudsman

McCarthy Stone
Resales

21 Morgan Court

Station Road, Petworth, GU28 0FE

Asking price £150,000 Leasehold

A superb ONE bedroom retirement apartment situated on the FIRST FLOOR. The apartment boasts a SPACIOUS living room with feature fireplace and windows overlooking beautiful landscaped gardens. The apartment has a modern kitchen and a contemporary SHOWER ROOM.

Morgan Court, a McCarthy Stone retirement is nestled in Petworth and features well maintained communal gardens as well as a 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

Morgan Court, Station Road, Petworth, West Sussex, GU28 0FE

1 bed | £150,000

Development Overview
Morgan Court was built by McCarthy & Stone and consist of 26 apartments. Designed for Retirement Living, communal facilities include a lift to all floors and a mobility scooter store with charging points. There is a Homeowners lounge, landscaped gardens communal gardens. The camera door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom.

The dedicated House Manager is on site during working 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 homeowners lounge and other communal areas are also covered in the service charge.

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 entrance hall. There is a door to the large walk in storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system intercom and emergency pull cord system. Underfloor heating with thermostat and inset ceiling lights. All other doors open to the bedroom, living room and shower room.

Living/Dining Room
A bright and spacious through living dining room with a window overlooking the gardens and a feature fireplace providing a central focal point. TV and telephone points, two ceiling lights, fitted carpets, and raised electric power sockets. Underfloor heating with individual thermostats. Partially double glazed door leads onto a separate kitchen.

Kitchen
Modern fitted kitchen with a range of wood effect wall and base units with complimentary work surface over. Stainless steel sink with chrome mixer tap sits below the window. Built in appliances include; oven, four ring ceramic hob with extractor hood over and splashback and fitted fridge/freezer. Underfloor heating with thermostat.

Double Bedroom
Spacious double bedroom overlooking the gardens with a large built-in double mirrored wardrobe. Ceiling lights, underfloor heating, raised power points, TV and telephone points.

Shower Room
Extensively tiled and fitted with suite comprising of; walk-in shower with grab rails, WC, vanity unit with sink and mirror above. Underfloor heating, heated towel rail and inset ceiling lights.

Parking
Parking is by allocated space subject to availability. The fee is £250 per annum,

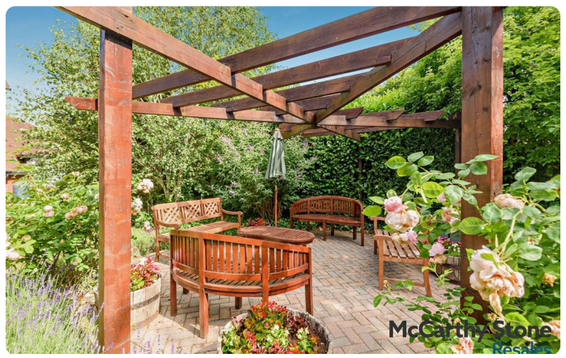
Lease Information
Lease: 125 years from 1st January 2012
Ground rent £425 per annum
Ground rent review date: 1st January 2027

Service Charge (breakdown)
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas and heating to the apartment
• 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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3556.32 per annum (for financial year ending 31/03/27)

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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