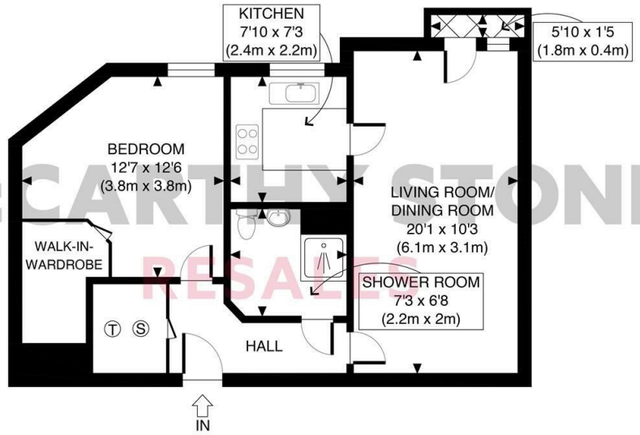
McCarthy Stone
Resales



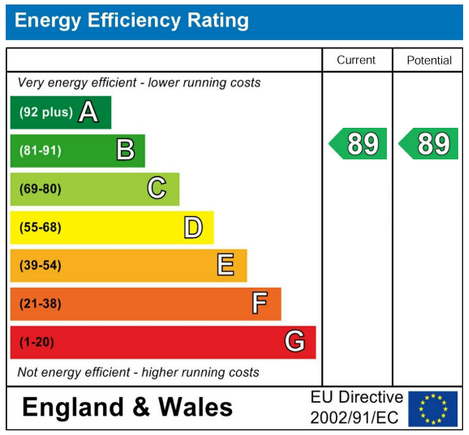
McCARTHY STONE
RESALES

GROSS INTERNAL
FLOOR AREA 576 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 576 SQ FT / 54 SQM	Clayton Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 22/03/23
	photoplan

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

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The Property Ombudsman

McCarthy Stone
Resales

28 Clayton Court

The Brow, Burgess Hill, RH15 9DB

PRICE REDUCED







PRICE REDUCTION

Asking price £150,000 Leasehold

A well presented, ONE BEDROOM retirement apartment, situated on the FIRST FLOOR, boasting a JULIET BALCONY to the spacious living dining room, a MODERN FITTED KITCHEN, a double bedroom with WALK-IN WARDROBE and a CONTEMPORARY SHOWER ROOM.

Clayton Court is a McCarthy Stone development for the over 60's with excellent COMMUNAL FACILITIES, to include; a Communal Lounge where SOCIAL EVENTS take place, a well equipped LAUNDRY ROOM, a GUEST SUITE for visiting family & friends, and a HOUSE MANAGER onsite during office hours.

Call us on 0345 556 4104 to find out more.

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

Clayton Court, The Brow, Burgess Hill

1 Bed | £150,000

Summary
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 £20 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.

Entrance Hall
Front door with spy hole leads to the entrance hall. From the hallway there is a door to a large walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and Tunstall 24 hour emergency response pull cord system are located in the hall. Doors lead to the bedrooms, living room and bathroom.

Lounge
A spacious room with door to a 'Juliet' style balcony, allowing natural light to flood in. A feature fireplace with fitted electric fire makes a lovely focal point in the room. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen
Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap sits below the window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One
Of a good size and boasting a walk-in wardrobe with hanging rails and shelving. Ceiling lights, TV and phone point.

Shower Room
Fully tiled and fitted with a modern suite comprising of level access walk in shower, WC, vanity unit with sink inset and mirror above.

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 (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

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. To find out more about service charges please contact your Property Consultant or House Manager.

Lease Information
Ground Rent: £425 per annum
Ground Rent Review Date: January 2028
Lease Length: 125 years from January 2003

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.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

PRICE REDUCED













