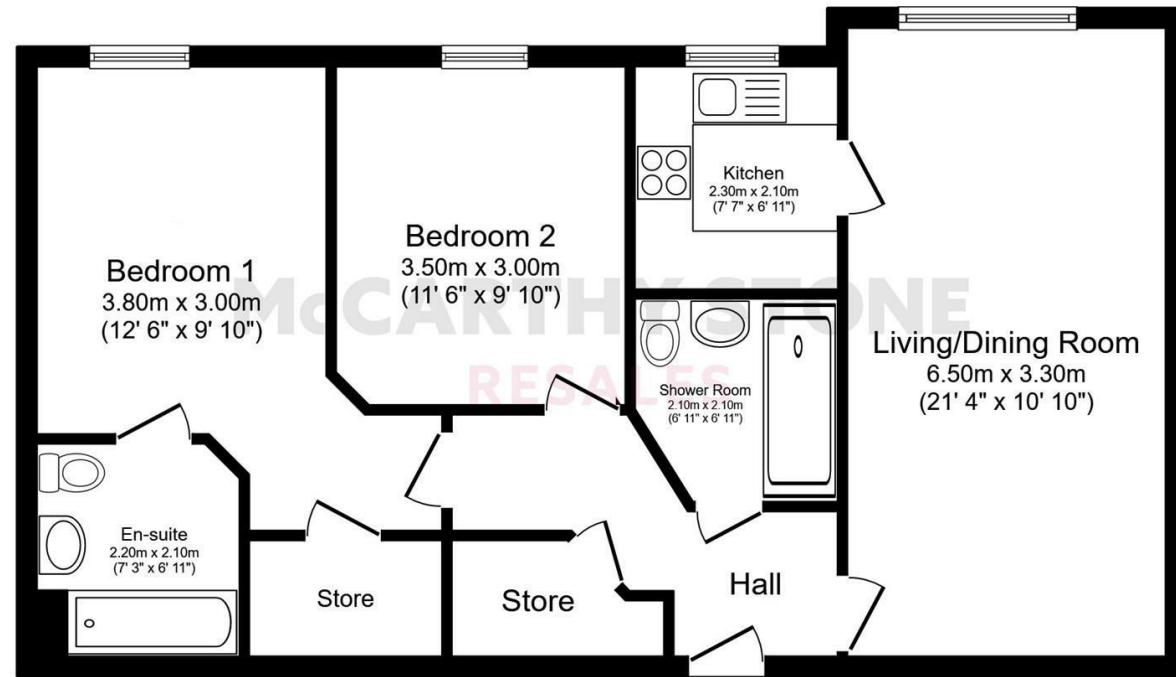


22 Foxmead Court

Meadowside, Pulborough, RH20 4FN



Total floor area 72.7 sq.m. (782 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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Asking price £325,000 Leasehold

A VERY WELL PRESENTED TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH EN-SUITE BATHROOM & SEPARATE SHOWER ROOM

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Foxmead Court, Meadowside, Storrington, RH20 4FN

SUMMARY

Foxmead Court was built in 2013 and consists of 31 apartments. Designed for retirement living, communal facilities include a fully equipped laundry room, a lift to all floors and a mobility scooter area. There is a Homeowners lounge with doors leading to terrace surrounded by landscaped 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. 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.

Inside this beautifully presented apartment there are two spacious bedrooms, lounge, a fully fitted kitchen, bathroom and shower room.

Foxmead Court is located in the market town of Storrington which lies at the foot of the north side of the South Downs and the ambling River Stor, the development is located close to the High Street and all its amenities.

It is a condition of purchase that all Residents must be over the age of 60 years.

ENTRANCE HALL

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. From the hallway there is a door to a

walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and shower room.

LIVING ROOM

Spacious lounge. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with chrome mixer tap. Features include waist height oven, ceramic hob with extractor hood over and fitted fridge/freezer.

BEDROOM ONE WITH EN-SUITE BATHROOM

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Door leading to en-suite bathroom.

EN-SUITE BATHROOM

Fully tiled and fitted with suite comprising of bath. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

BEDROOM TWO

Spacious second bedroom. Ceiling lights and power points.

2 bed | £325,000

SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

SERVICE CHARGE (BREAKDOWN)

- 24-hour emergency call system
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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
- Cleaning of communal windows

Service charge of £6,613.44 per year (until financial year ending 31/03/2025).

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, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

LEASEHOLD

Leasehold 125 Years from 01/06/2013.

Ground Rent £495 per year.

Ground Rent Review: June 2028

CAR PARKING PERMIT SCHEME, (subject to availability)

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

