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Description

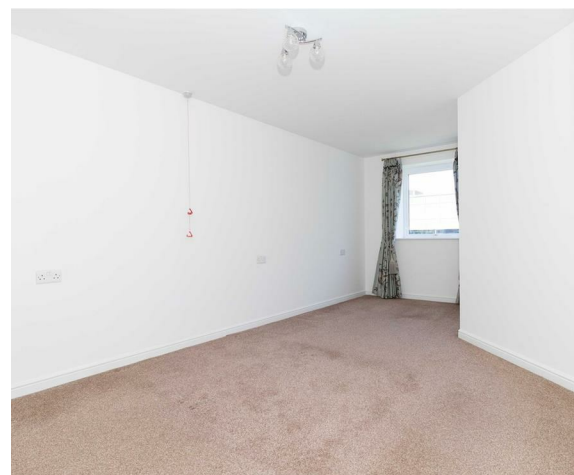
We are delighted to offer to the market this well presented ex-show, second floor apartment with two bedrooms, situated in the Amelia Court Development for independent living, in the centre of Worthing within a short walk to the seafront, Connaught Theatre and cinema, Waitrose and main shopping area. The property is in an ideal position, on the second floor away from foot traffic and has been recently redecorated and cleaned throughout.

The property offers a kitchen opening into a spacious lounge/diner, two double bedrooms, and a bathroom. Amelia Court offers security, independence, and comfort with staff on site 24-hours a day plus an emergency call system which links to the estate duty manager. Further benefits include a lift service, a laundry room, and a resident lounge with direct access to the landscaped grounds.

Key Features

- Apartment on Second Floor
- Spacious Lounge/Diner
- Close to Seafront & Shopping Area
- Lifts to All Floors
- Council Tax Band C
- Two Double Bedrooms
- Newly Decorated
- 24 Hour Emergency Call System
- Communal Lounge
- No Chain





Hallway

Dimplex electric heater, power point, secure entry telephone system, emergency pull chord system, large storage cupboard with shelving and housing fuse box, electric meter and hot water cylinder.

Kitchen

2.9 x 2.32 (9'6" x 7'7")

Laminate flooring, range of wood effect wall and base units, Electrolux built in electric oven, induction hob, built in extractor fan, integrated under counter fridge, separate freezer, multiple power points, tiled splashback, double glazed window with distant views of the south downs, stainless steel one and a half sink with drainer and emergency pull cord.

Lounge/Diner

8.71 x 3.22 (28'6" x 10'6")

Space for dining table and chairs, electric Dimplex heater, ceiling light, emergency pull cord, multiple power points, tv point, internet point, electric fireplace with mantle, double glazed window with distant view of the south downs and double french doors leading to kitchen.

Bedroom One

5.95 x 3.07 (19'6" x 10'0")

Light switch, wardrobes with sliding mirror door, carpets, multiple power points, emergency pull chord, ceiling light, double glazed window with distant views to the south downs.

Bedroom Two

5.90 x 2.85 (19'4" x 9'4")

Light switch, storage cupboard with hanging rails and shelving, carpets, electric Dimplex heaters, multiple power points, south facing double

glazed window overlooking the communal garden area.

Bathroom

2.88 x 2.68 (9'5" x 8'9")

Low level flush WC, handrail, electric wall mounted heater, sink with built in vanity unit, mirrored cupboard, bath with handrail, separate shower with curtain rail.

Tenure

Leasehold with 110 years remaining. Monthly Service Charge - £997.56

Service Charge Includes:

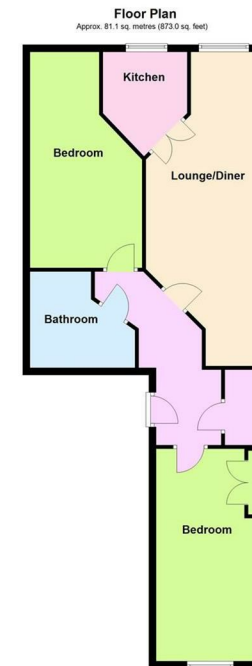
One hour's domestic help per apartment a week | Water rates for apartment as well as communal areas | Communal areas - electricity, heating, lighting and lifts | 24 hour emergency call system | Maintenance and upkeep of gardens | Repairs and maintenance to the interior and exterior communal areas | Contingency fund including internal and external redecoration of communal areas | Buildings insurance.

Further Benefits Include:

Dining room which provides daily three course lunches for those who do not wish to cook for residents and their guests | Communal lounge with kitchen facilities for residents to chat over a coffee | Laundry room | Events are arranged by both staff and residents on a regular basis | Guest suite for family and friends to visit | No parking on site but an NCP car park is across the road.



Floor Plan Union Place



Total area: approx. 81.1 sq. metres (873.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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