

2 Morgan Court

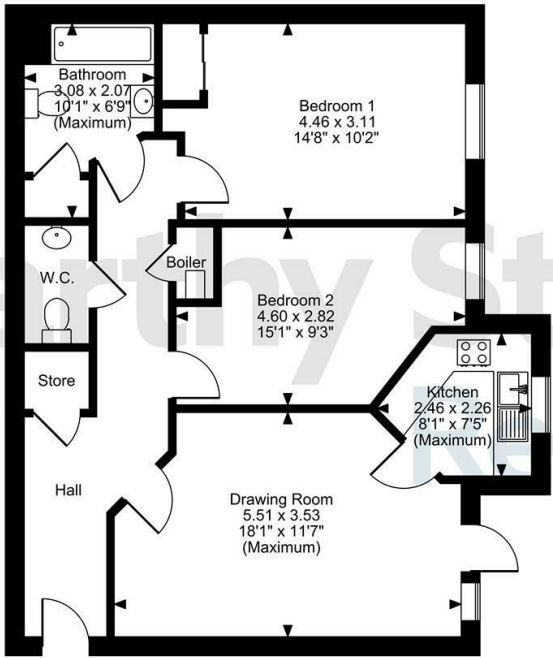
Station Road, Petworth, GU28 0FE



Asking price £289,950 Leasehold

LOVINGLY MAINTAINED spacious two bedroom retirement apartment with access to a SUPERB PATIO area.

Morgan Court, Station Road, Petworth, West Sussex
Approximate Gross Internal Area
758 Sq Ft/70 Sq M



Lower Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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	

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Morgan Court, Station Road, Petworth, GU28 0FE

Development Overview
Morgan Court was built by McCarthy & Stone and consists of 26 apartments designed for Retirement Living.

Communal facilities include a Homeowners lounge where social events take place, lovely landscaped gardens, and a guest suite for visitors who wish to stay (additional charges apply). There is a lift to all floors and a mobility scooter store. A camera door entry system ensures complete peace of mind, and a 24 hour emergency call system is provided by a personal pendant, as well as a call point in the bathroom and cloakroom.

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 a large entrance hall. Doors open to the bedrooms, living room, bathroom, WC cloakroom. There is a large walk in storage/airing cupboard, and an additional smaller storage cupboard. Illuminated light switches, smoke detector, apartment security door entry system intercom and Apello emergency pull cord system. Underfloor heating with thermostat and inset ceiling lights.

Cloakroom
W.C. vanity unit with sink and mirror above, heated towel rail, underfloor heating with thermostat inset ceiling lights

Living Room
A lovely living space with feature electric fire and surround. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual

thermostats. Partially glazed door lead onto a separate kitchen. Patio door leading out to a quiet patio area with space for patio furniture and pot plants.

Kitchen
Tidy kitchen with tiled floor and splash back. Stainless steel sink with chrome mixer tap. Double glazed window situated above the sink with views of the maintained gardens. Features include oven, ceramic hob with extractor hood over. Washing machine and fitted fridge/freezer. Underfloor heating.

Master Bedroom
Spacious double bedroom with built-in double mirrored wardrobe. Ceiling light, underfloor heating, raised power points, TV and telephone points.

Bathroom
Fully tiled and fitted with suite comprising of bath with mixer tap, separate shower with pivot door, heated towel rail. Obscure glass window inset ceiling lights., WC, vanity unit with sink and mirror above. Underfloor heating.

Second Bedroom
Two Ceiling lights, underfloor heating, raised power points, and TV points.

WC
Convenient WC with was hand basin, wall mounted mirror, ceiling light and underfloor heating.

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

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

2 Bed | £289,950

communal areas

- Buildings insurance

Service charge of £4,770.36 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 do include the cost of your House Manager, your water rates, our 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.

Lease Information
LEASE 125 Years From 2012
Ground Rent £495.00
Ground rent review: Jan-27

Additional Information and Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

**** Entitlements Service**** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**** 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

