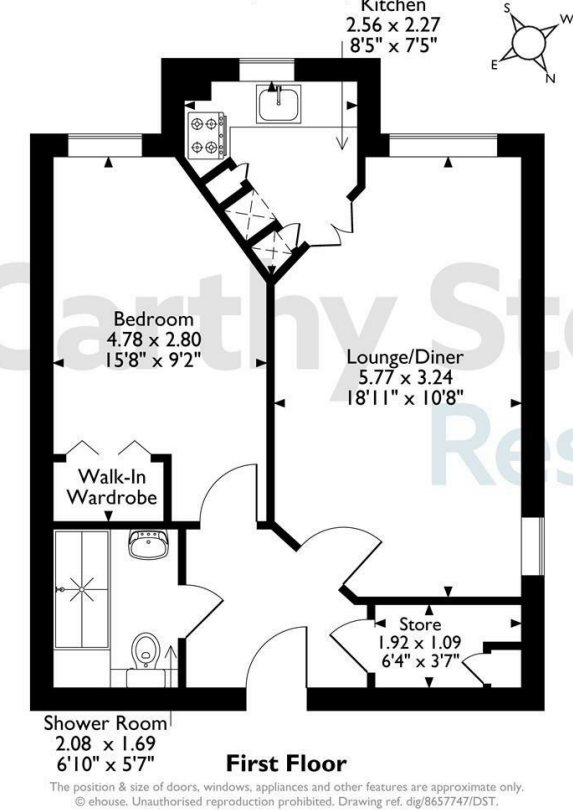


Caen Stone Court, Flat 9, Queen Street, Arundel, West Sussex
Approximate Gross Internal Area
45 Sq M/484 Sq Ft



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(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	

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9 Caen Stone Court

Queen Street, Arundel, BN18 9FE



Asking price £135,000 Leasehold

A beautifully presented ONE DOUBLE bedroom apartment situated on the FIRST FLOOR with LIFT access. This apartment boasts a modern kitchen with INTEGRATED appliances, SOUTH WESTERLY primary aspect, spacious living area with ample room for dining and comfortable seating, shower room and store room. Caen Stone Court, a McCarthy Stone Retirement development is nestled in Arundel and features landscaped 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.

Caen Stone Court, Queen Street, Arundel

Summary

Caen Stone Court was built in 2009 purpose built for retirement living and consists of 24 apartments located close to shops and cafes. Communal facilities include a fully equipped laundry room a lift to all floors and a mobility scooter store with charging points. There is a Homeowners lounge with doors leading to a small maintained courtyard garden.

The door entry system ensures 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. There is a guest suite that you can book for when friends and relatives wish to stay (charges apply).

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 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, intercom and emergency pull cord. Doors lead to the bedroom, living room and bathroom.

Living Room

A tastefully decorated living area with ample room for comfortable seating and dining. Double glazed window with south westerly facing views allowing natural daylight to flood the room, fitted shutter blinds. Two ceiling light points. Fitted carpets, raised electric power sockets and TV/telephone points for convenience.



Kitchen

A modern kitchen with a range of wall and base units finished in matte grey with stainless steel handles and complimentary marbled style worktops over. Stainless steel sink with chrome mono lever mixer tap sits beneath the double glazed window. Integrated appliances to include, electric hob with extractor hood over and splashback and fridge/freezer. Wooden style laminate flooring throughout.

Bedroom

A well presented generously sized master bedroom with fitted double mirrored wardrobe for ample clothes storage. TV and phone point, ceiling light point. Neutrally decorated and carpeted throughout.

Bathroom

A modern shower room with marble style tiling and fitted suite comprising; walk in shower cubicle and chrome wall mounted grab rails. Dimplex heater and extractor fan. Chrome heated towel rail. WC and vanity unit with mirror and feature lighting above. Emergency pull cord.

Car Parking (Permit Scheme)

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



1 bed | £135,000

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £2,970.28 per annum (for financial year ending 28/02/2026)

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

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

Lease length: 125 Years from the 1st January 2009
Ground Rent: £763 per annum
Ground rent review: 2039

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

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

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

