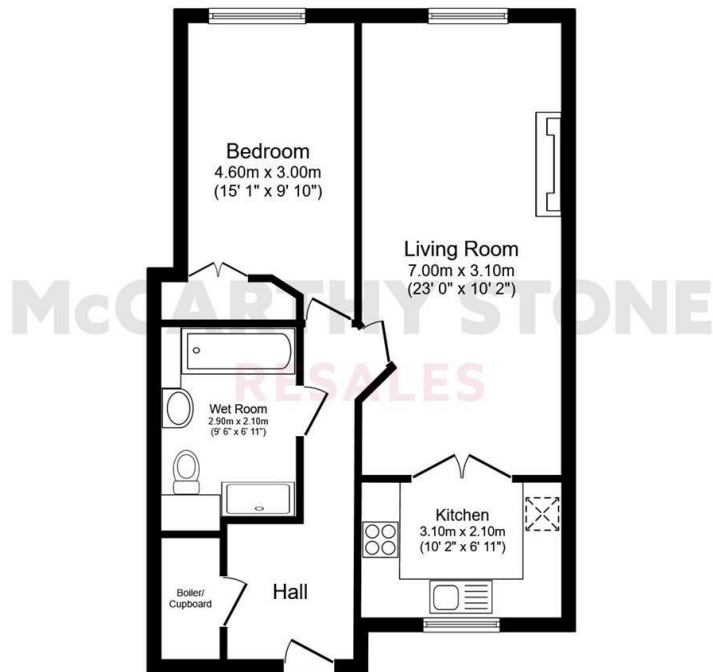


59 Amelia Court

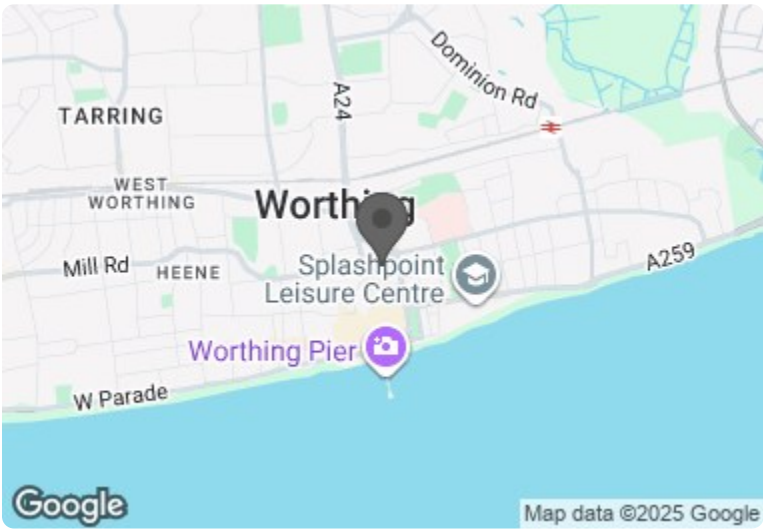
Union Place, Worthing, BN11 1AH

PRICE
REDUCED



Total floor area 57.3 m² (617 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: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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	



PRICE REDUCTION

Asking price £127,000 Leasehold

LIMITED TIME ONLY! MAKE AN OFFER BEFORE 31ST OCTOBER AND THE VENDOR WILL INCLUDE TWO YEARS FREE SERVICE CHARGE

A wonderful, DUAL ASPECT, one double bedroom retirement apartment, located on the top floor of this CONVENIENTLY LOCATED McCarthy Stone Retirement Living PLUS development for the over 70's.

The EXCELLENT FACILITIES include; an ON-SITE RESTAURANT serving fresh meals daily, a homeowners lounge where SOCIAL EVENTS take place, a GUEST SUITE for visiting family and friends, and MORE! In addition, homeowners receive ONE HOUR OF DOMESTIC ASSISTANCE PER WEEK.

Call us on 0345 556 4104 to find out more.

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Amelia Court, Union Place, Worthing

Development Overview

Amelia Court was constructed by McCarthy and Stone in 2009 and is a purpose built assisted living development situated in the town centre with access to local shops and amenities.

The development offer excellent communal facilities, to include; a table service restaurant serving fresh meals daily, a homeowners lounge where social events take place, 24 hour on site management, one hours domestic assistance a week (extra care packages available by arrangement) a function room, Library and laundry room. In addition, there is a mobility scooter store and guest suite for visiting family and friends - both subject to availability and extra charges apply.

There is also a 24 hour emergency call system for peace-of-mind, a security door entry system and lift to all floors.

It is a condition of Purchase that all residents meet the age requirement of 60 Years.

****Enjoy a complimentary lunch when you book a tour of Amelia Court!****

Entrance Hallway

Front door with spy hole leads to the entrance hall the 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and bathroom.

Kitchen

Fully fitted modern style kitchen with cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There



is an integrated fridge/freezer and built-in electric oven and electric ceramic hob with extractor hood over.

Living Room

Two ceiling light points, raised height power points. TV & telephone points. . Partially glazed doors lead onto a separate kitchen. A feature electric fireplace creates a focal point to the middle of the room.

Bedroom

A double bedroom with fitted wardrobe. TV and phone point, ceiling lights.

Wet Room/Bathroom

A wet room style bathroom with walk-in shower and separate bath. Toilet, vanity unit with sink and mirror above. There are grab rails and non slip flooring. Electric heated towel rail. Emergency pull cord.

Parking

There is no parking with this property.

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
- One hours domestic help a week is included in the Service Charge.

Annual Service charge of £8,902.02 for financial year ending 31/08/2026. Service charge incentive (worth



1 Bed | £127,000

over £17,000!) of first two years service charge to be paid for by the vendor is calculated based on this current service charge rate.

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

Lease information

Lease Length: 125 years from 2009

Ground Rent: £435

Ground rent review: Jun-39

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, 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



PRICE
REDUCED