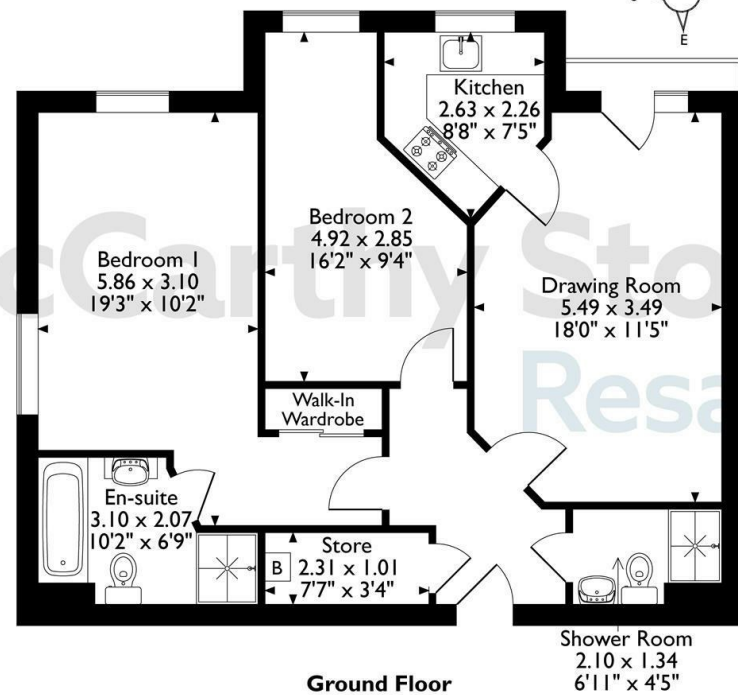


15 Morgan Court, Station Road, Petworth, West Sussex  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8665640/DST.

Council Tax Band: C



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you

**15 Morgan Court**

Station Road, Petworth, GU28 0FE

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £235,000 Leasehold**

A well maintained, spacious TWO bedroom apartment situated on the GROUND FLOOR. This apartment boasts a modern kitchen, two double bedrooms, a WEST facing Juliette Balcony which is accessed via French doors from the living room and two bathrooms. Morgan Court, a McCarthy Stone retirement is nestled in Petworth and features well maintained communal gardens as well as a Homeowner's Lounge where social events take place. \*Views over the south downs from Master bedroom\*

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Morgan Court, Station Road, Petworth,

## 2 Bed | £235,000

PRICE  
REDUCED

### 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. There is a large walk in storage/airing 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.

### Living Room

A lovely living space with feature electric fire and surround which provides an attractive focal point to the room. The living area further benefits from a westerly facing Juliette Balcony which is accessed via French doors and allows natural daylight to flood the room. 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. There is ample room for comfortable seating and space for dining.

### Kitchen

A modern kitchen with a range of wall and base units for ample storage, complimentary roll top worksurfaces over. Stainless

steel sink with chrome mixer tap. Double glazed window situated above the sink. Features include oven, ceramic hob with extractor hood over. Integrated fridge/freezer. Underfloor heating.

### Master Bedroom

A generously sized dual aspect double bedroom which boasts views over the south downs from the south facing window as well as a built-in double mirrored sliding wardrobe providing ample clothes storage. Ceiling light, underfloor heating, raised power points, TV and telephone points.

### En-Suite

Fully tiled and fitted with suite comprising; separate shower cubicle as well as shower over bath with mixer tap, chrome wall mounted heated towel rail. Obscure glass window inset ceiling lights., WC, vanity unit with sink and mirror above. Underfloor heating.

### Second Bedroom

A well kept double bedroom, neutrally decorated and carpeted throughout. Two Ceiling lights, underfloor heating, raised power points, and TV points.

### Shower Room

A fully tiled suite comprising; low level walk in shower cubicle with glass screen, low level WC, 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 communal areas
- Buildings insurance

Service charge of £5,334.49 per year (until financial year ending 31/03/2027)

).

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, 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

### 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

