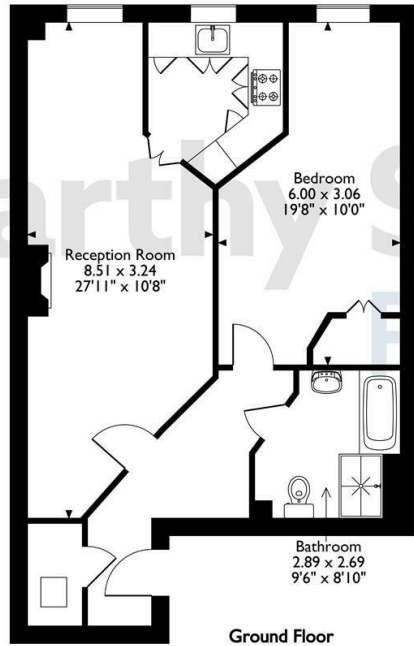
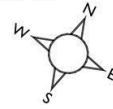


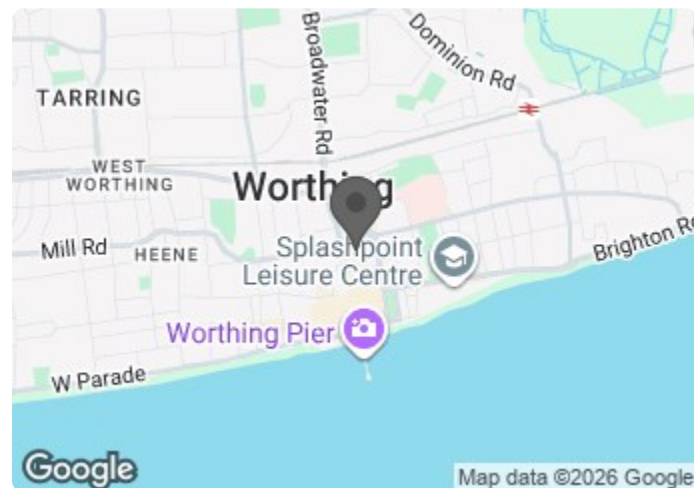
Amelia Court, Flat 4, I, Union Place, Worthing  
Approximate Gross Internal Area  
58 Sq M/624 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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	<b>82</b>	<b>83</b>

## 4 Amelia Court

Union Place, Worthing, BN11 1AH



## Asking price £155,000 Leasehold

A fantastic, one double bedroom retirement apartment, ideally situated on the GROUND FLOOR with a CORNER POSITION, boasting a SPACIOUS and DUAL ASPECT through lounge dining room.

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.

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

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

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

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 download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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Registered in England and Wales No. 10716544



# Amelia Court, Union Place, Worthing, BN11

## 1AH

### 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.

### Entrance Hallway

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

### Living Dining Room

A very well presented living dining room boasting a feature electric fireplace which acts as an attractive focal point to the room. Boasting dual aspect windows to rear and side elevations, overlooking the communal grounds. Two ceiling light points, power points. TV & telephone

points. Partially double glazed doors lead onto a separate kitchen.

### Kitchen

A fitted kitchen having a range of wall and base units with complimentary work surfaces over. The stainless steel sink with chrome mixer tap and drainer unit sits below the window. There is an integrated fridge/freezer and built-in electric oven, as well as an electric ceramic hob with extractor hood over. Contemporary ceiling lights and tiling to splash backs.

### Double Bedroom

A double bedroom with ample space for furniture, boasting a built in wardrobe with useful storage and hanging space. Ceiling lights, TV and phone point.

### Wet Room

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

### Service Charge (breakdown)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant

## 1 Bed | £155,000

- Cleaning of communal areas daily
  - Cleaning of windows
  - Maintenance of the landscaped gardens and grounds
  - Repairs & maintenance to the interior communal areas
  - Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance, water and sewerage rates
- The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

The annual service charge for this property is £8,902.02 for financial year ending 31/08/2026.

### Lease Information

Lease : 125 years from 1st June 2009

Ground rent: £435 per annum

Ground rent review: 1st June 2039

### Additional Information & Services

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

