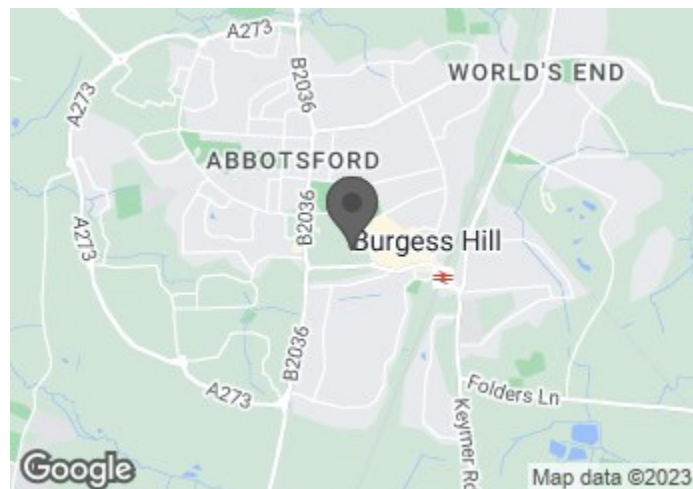


APPROX. GROSS INTERNAL FLOOR AREA 592 SQ FT / 55 SQ M  
 Ref: MHMCS - 011020 Copyright **photoplan**  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

**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>	<b>89</b>	<b>89</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		

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**20 CORBETT COURT  
THE BROW, BURGESS HILL, RH15 9DD**



A WELL PRESENTED, FIRST FLOOR RETIREMENT APARTMENT, FEATURING A WALK OUT BALCONY! - Part of McCarthy & Stone's Retirement Living PLUS Range.

**ASKING PRICE £190,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# CORBETT COURT THE BROW, BURGESS HILL

1 BED | £190,000

## SUMMARY

Corbett Court is a Retirement Living Plus development (formally known as assisted living) built by McCarthy & Stone, designed specifically for the over 70s. The development has an Estate Manager who leads the team and oversees the smooth running of the development.

Communal facilities include homeowners lounge where social events and activities take place. Landscaped gardens, lifts to all floors and a laundry. There is a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is a guest suite accommodation which can be booked (fees apply) There is a 24 hour emergency call system provided by a personal pendant and call points in the hall, bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Corbett Court with additional services including care and support available at an extra charge.

## ENTRANCE HALL

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 also lead to the bedroom, living room and shower room.

## LIVING ROOM

A very well presented living room with double glazed door leading to the walk out balcony. Two ceiling lights, power points, TV & telephone points. Door to separate Kitchen.

## KITCHEN

Fully fitted modern style kitchen with wood effect finish cupboard doors and co-ordinated work surfaces. There is an integrated fridge/freezer and electric oven. Stainless steel sink with chrome mixer tap sit below the electronically operated window. There is also a fitted electric ceramic hob with extractor over.

## BEDROOM

A spacious double bedroom with door to walk-in wardrobe. TV and phone point, ceiling lights.

## WET ROOM

A wet room style shower room, comprising of; walk-in level access shower, grab rails, WC, vanity unit with sink and mirror above. Electric towel warmer. Emergency pull cord.

## SERVICE CHARGE (BREAKDOWN)

Includes the cost of;

- Cleaning of communal and external 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
- Cost of your Estates Manager
- Gardening

But does not include external costs such as your Council Tax, gas and electricity or TV Licence. Please contact us for further information.

Service charge: £8,805.96 per annum (for financial year ending 31/03/24)

## CAR PARKING

Parking is by allocated space. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability

## LEASE LENGTH

Lease: 125 Years from the 1st January 2013

## GROUND RENT

Ground Rent: £435 per annum

Ground Rent review date: January 2028

