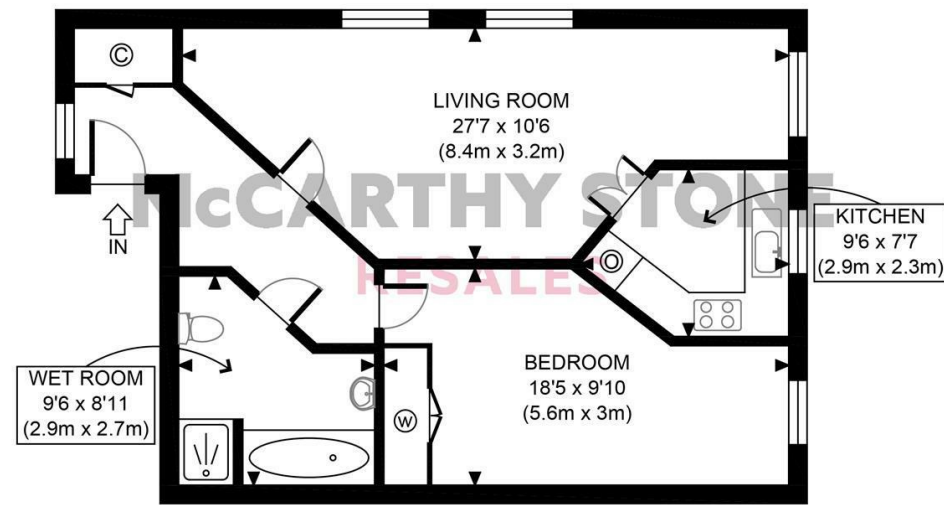


McCARTHY STONE RESALES

49 AMELIA COURT UNION PLACE, WORTHING, BN11 1AH



GROSS INTERNAL
FLOOR AREA 607 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 607 SQ FT / 56 SQM	Amelia Court
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	date 24/03/22
	photoplan

COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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NO STAMP DUTY TO BE PAID ON THIS PURCHASE.
A bright and spacious one bedroom retirement apartment with views of the South Downs. On site RESTAURANT SERVING HOT MEALS at lunchtime and sandwiches can be ordered for supper.

ASKING PRICE £185,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

AMELIA COURT, UNION PLACE, WORTHING

1 BED | £185,000

SUMMARY

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

The development features communal facilities including table service restaurant, homeowners lounge, function room, Library, laundry room, mobility scooter store and guest suite for when family and friends come to stay, the latter two are both subject to availability, extra charges apply. Lifts to all floors. There is also a 24 hour emergency call system and security door entry system.

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

LOCAL AREA

Waitrose is a short walk away (around 5 minutes) and a 10 to 15 minute walk will take you down to the pier and the sea. There is a theatre on the same road as the development and the town centre is around 10 minutes walk away. The apartment has views of the South Downs and the benefit of being in the wing of the building that is served by two lifts, both of which are situated close by.

ENTRANCE HALLWAY

Front door with spy hole leads to the entrance hall where the 24 Tunstall emergency response pull cord system is. 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.

LIVING ROOM

Bright and spacious living room with a view of the South Downs and two further west facing windows giving afternoon sun. There is plenty of space for dining furniture and also for a desk if required. Two ceiling light points, raised height power points. TV & telephone points. Partially glazed doors lead onto a separate kitchen.

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 and freezer and built-in electric oven and electric ceramic hob with extractor hood over.

BEDROOM

A double bedroom with fitted wardrobe with plenty of hanging space. TV and phone point, ceiling light.

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.

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
- Cleaning the outside of flat windows
- Staff costs

To find out more about service charges please contact your property consultant or house manager.

Service charge: £7,186.80 per annum (for financial year end 30/09/2023)

LEASE INFORMATION

Lease length: 125 Years from 2009

Ground rent: £435 per annum

Ground rent review date June 2024

NO STAMP DUTY TO BE PAID ON THIS PURCHASE.

