



McCarthy & Stone

RESALES

28 Corbett Court The Brow, Burgess Hill, RH15 9DD
Asking price £195,000 Leasehold

For further details
please call 0345 556 4104

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A BEAUTIFUL ONE BED FIRST FLOOR RETIREMENT APARTMENT

SUMMARY

Corbett Court is an Retirement Living Plus development (formally 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. This apartment has a fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access, double bedroom with walk in wardrobe, shower room, two balconies overlooking South Downs, lounge, entrance hall and a 24 hour emergency call system.

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 bathroom.

LIVING ROOM

A very well presented living room with double glazed door to balcony. Two ceiling lights, power points. TV & telephone points. Electric fire with feature fire surround.

KITCHEN

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

BEDROOM

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

WETROOM

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

SERVICE CHARGE

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.

CAR PARK

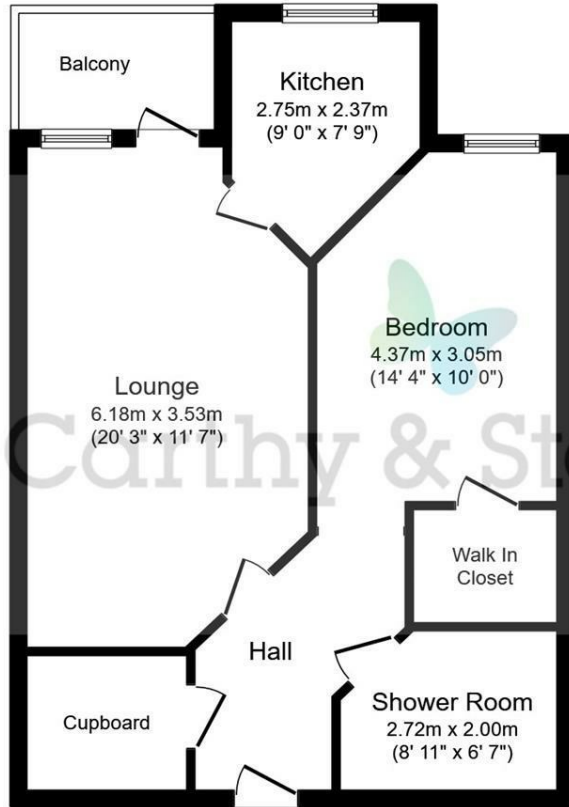
Parking is by allocated space, The fee is £250 per annum. Permits are available on a first come, first served basis and there are currently four spaces available. Please check with the Estates Manager on site for availability

LEASEHOLD

LEASE = Lease 125 Years from 2013
Ground Rent £435 p.a







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Total floor area 57.0 sq. m. (614 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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(69-80) C			
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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