

# McCARTHY STONE RESALES

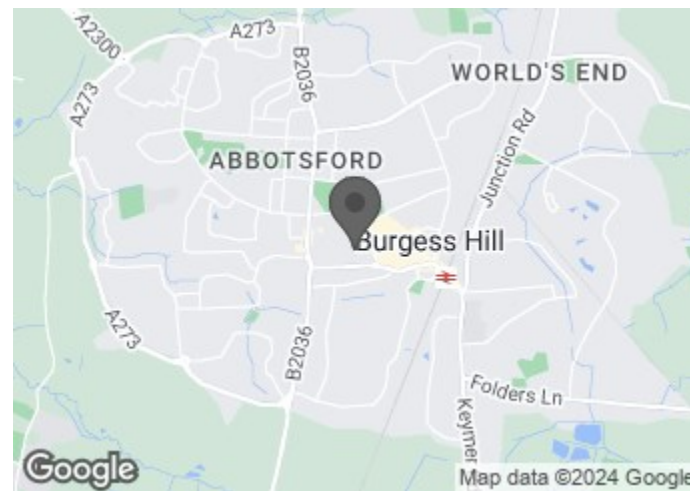
## 45 CLAYTON COURT THE BROW, BURGESS HILL, RH15 9DB



APPROX. GROSS INTERNAL FLOOR AREA 700 SQ FT / 65 SQM	Clayton 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.	130422 photoplan



### 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>84</b>	<b>84</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			



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A STUNNING top floor McCarthy Stone Retirement one bedroom apartment. SOUTH FACING with a beautiful WALK-OUT BALCONY.

**PRICE REDUCTION**

**ASKING PRICE £275,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# CLAYTON COURT, THE BROW, BURGESS

# 1 BEDROOMS £275,000

## CLAYTON COURT

Clayton Court is a Retirement Living development for the over 60's.

A beautifully presented one bedroom top floor retirement flat benefiting from having direct access to a large south facing balcony forming part of this purpose built block built in 2013.

Offering a community feel, yet within a flat 5 minute walk of the town centre and presented onto the market with no ongoing chain.

The development comprises a communal entrance hall with security entry system, which leads into a communal lounge area and managers office. There is lift access to all floors.

## HALLWAY

The hallway provides access to the principle rooms to include the living/ dining and access via to the kitchen, the bedroom and the shower room.

## LIVING/ DINING ROOM

The living room is a fantastic space and really makes this apartment special due to the great space and access to the large south facing balcony meaning that this room is bright and airy. The living/ dining room also provides access to the kitchen via a partially glazed door to allow for a communal feel if you wish, but can also be easily closed off. The living/ dining room is carpeted and contains emergency pull cords, power points and a TV point.

## KITCHEN WITH UTILITY ROOM

Consisting of wood effect wall and floor

mounted kitchen units with a black worktop, the floor is tiled. The kitchen appliances include a four ring electric hob with an extractor fan over and splash back, a built in electric oven, 1.5 stainless steel sink with draining board. Space and plumbing for the washing machine. The kitchen has views through a window over looking the south facing balcony.

The utility room houses the dryer and provides enough room for additional storage.

## BALCONY

Accessed via the living/ dining room. Large (10mtr x 3Mtr) sunny and south facing, including the 4 plant pot decking units. (See photos) The purpose of these units is to prevent placing pots in their saucers directly on the decking, and causing staining. They also raise the pots for easier attention to plants. They are currently connected to a quickly detachable Hozelock watering system for use when away. All 4 units are on castors for access for cleaning etc.

## BEDROOM

The bedroom is large benefiting from a walk in wardrobe and views over the south facing balcony ensuing that the room is bright. Carpeted and to include emergency pull cords, power points and a TV point.

## SHOWER ROOM

The shower room is fully tiled and consists of a shower with shower screen and grab rails, a wash hand basin with a vanity until and a mirror with light and shaving points over also with a WC.

## PARKING

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASEHOLD

Ground Rent: £425 per annum

Ground Rent Review Date: January 2028

Lease Length: 125 years from the 1st January 2003

## 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

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,106.01 per annum (for financial year ending 31/03/25)

## ADDITIONAL INFORMATION & SERVICES

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

