



McCarthy & Stone

RESALES

2 Turner House St. Margarets Way, Midhurst, GU29 9FU
Asking price £350,000 Leasehold

For further details
please call 0345 556 4104

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A BEAUTIFULLY PRESENTED, EX SHOW HOME, TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT OVER LOOKING THE FRONT OF THE DEVELOPMENT.

Turner House is a purpose built Retirement Living development built by McCarthy and Stone for the over 60's. You can relax, knowing that there's a Concierge on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system, should you require assistance, and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. There's no need to worry about being maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and energy costs for the club lounge and other communal areas.

Turner House is located in the quaint markettown of Midhurst which is one of the jewels of the lovely county of West Sussex and has been rated the second best town in England. As well as Midhurst's selection of historic Tudor buildings, residents can enjoy the National Trust garden at Woolbeding and scenic walks along the beautiful South Downs Way. Midhurst is also home to the stately Victorian Cowdray Park.

Entrance Hall

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom.

Emergency pull cord. There is a storage cupboard accessed via the hallway, housing a washing machine.

Lounge

With feature fire surround, TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats.

Kitchen

Fully fitted kitchen with tiled floor and double glazed window. Features include waist high oven, ceramic hob, extractor hood and fitted fridge/freezer. Space and plumbing for a dishwasher in the kitchen.

Bedroom One

Spacious double bedroom with large walk-in wardrobe. Underfloor heating, raised power points. TV and BT points.

Ensuite Shower Room to main bedroom

Fully tiled walk-in shower level access shower with underfloor heating and grab rails. WC and Vanity unit with sink mirror and light above. Emergency pull cord.

Bedroom Two

Spacious second bedroom. Raised power points. Underfloor heating.

Bathroom

Fully tiled fitted with suite comprising of walk-shower, WC, vanity unit with sink and mirror above. Underfloor heating

Service Charge

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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

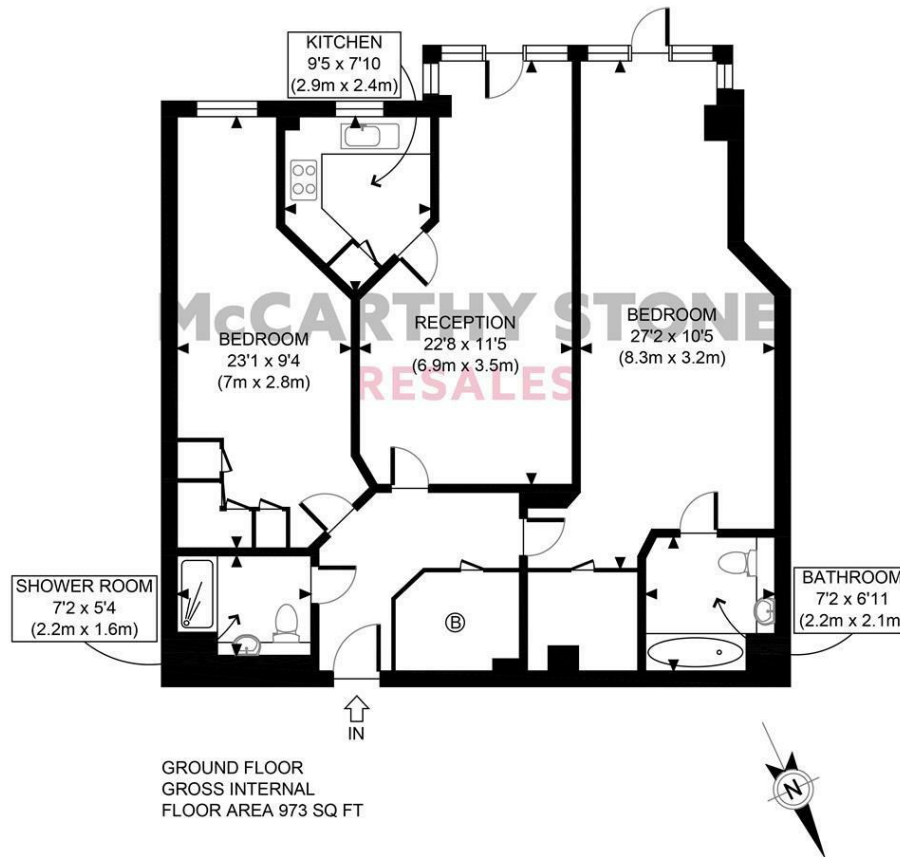
Leasehold

125 Years from 2015

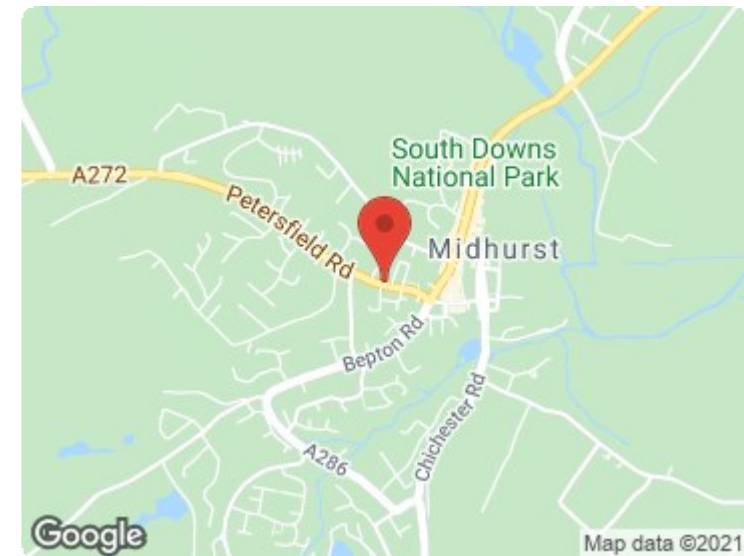
Ground Rent £495







APPROX. GROSS INTERNAL FLOOR AREA 973 SQ FT / 90 SQM	Turner House
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 07/05/21
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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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