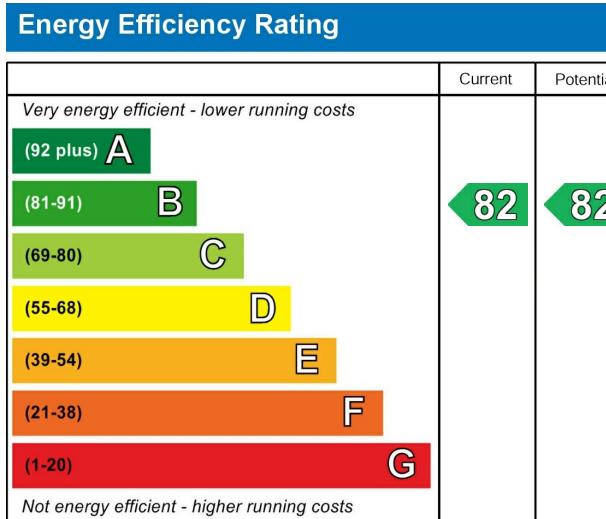


COUNCIL TAX BAND: C



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information only.



23 MORGAN COURT STATION ROAD, PETWORTH, GU28 0FE



A BEAUTIFULLY PRESENTED BRIGHT TWO BEDROOM, FIRST FLOOR RETIREMENT APARTMENT.

PRICE REDUCTION

ASKING PRICE £235,000 LEASEHOLD

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

MORGAN COURT, STATION ROAD,

SUMMARY

Morgan Court was built by McCarthy & Stone and consists of 26 apartments. Designed for Retirement Living, communal facilities include a lift to all floors and a mobility scooter store. There is a Homeowners lounge, landscaped gardens communal gardens. The camera door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom and cloakroom. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge.

The apartment features a fully fitted kitchen, two bedrooms, lounge, bathroom, cloakroom and underfloor heating. Carpets and curtains, two door wardrobe in the second bedroom are included within the sale. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply).

It is a condition of purchase that all Residents must be over the age of 60 years.



ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24 hour Apello emergency response pull cord system is situated in the hall. Illuminated light switches, smoke detector, apartment security door entry system, intercom and emergency pull cord. Doors lead to the bedrooms, living room, bathroom, shower room, a walk in storage and airing cupboard. Underfloor heating with thermostat and inset ceiling lights.

LOUNGE

The bright lounge, consists of TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Partially glazed door lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen with wood effect wall and floor mounted cupboards with a tiled floor. Stainless steel sink with chrome mixer tap. Features include oven, four ring ceramic hob with extractor hood over and splashback, washer/dryer and fitted fridge/freezer. Underfloor heating with thermostat.

BEDROOM ONE

Spacious double bedroom with built-in double mirrored wardrobe. Built in cupboard, ceiling light, underfloor heating, raised power points, TV and telephone points.

BEDROOM TWO/ DINING ROOM

Two Ceiling lights, underfloor heating, raised power points, and TV points.

2 BEDROOMS £235,000

SHOWER ROOM

Fully tiled and fitted with suite comprising of a large shower with grab rails, heated towel rail. Inset ceiling lights, WC, vanity unit with sink and mirror above. Underfloor heating.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas and heating to the apartment
- 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 do include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £4,031.52 per annum (for financial year ending 31/03/23)

CAR PARKING PERMIT

Parking is by allocated space subject to availability. The fee is £250 per annum,

LEASEHOLD

LEASE 125 Years From January 2012

Ground Rent £495 per annum

Ground rent review date: January 2027

