



## St. Margaret's Court Arundel Road, Angmering, BN16 4NQ

### Leasehold

First floor retirement apartment in well positioned development • Two double bedrooms, with the main bedroom offering an en-suite bathroom • Separate shower room • Residents parking • Communal lounge and gardens for residents • Launderette for residents • Warden assisted • Walking distance to shops, bus routes and amenities

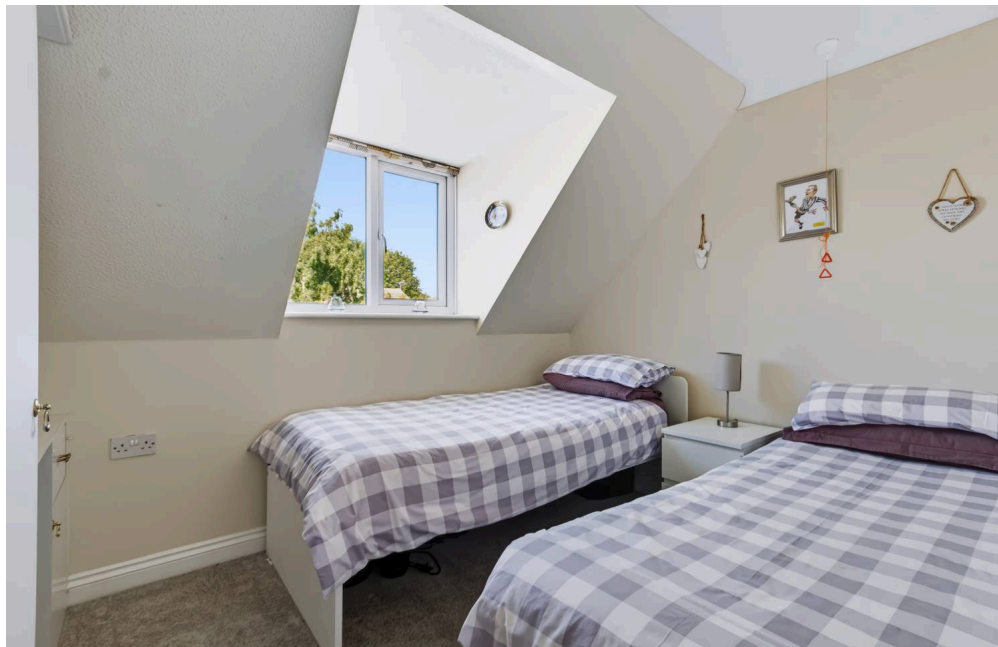
*Cooper Adams*



This beautiful and light two bedroom first floor retirement apartment offers plentiful living space and has been redecorated and re-carpeted throughout by its current owner, creating a fresh and welcoming home ready to move into. The apartment has two double bedrooms, offering the flexibility and space to accommodate visiting family and friends. The generous living room provides a comfortable setting for relaxing and enough space to set up a full size dining table. Situated within the St Margaret's Court development, residents can enjoy a range of communal facilities including communal lounge and gardens with social activities designed to encourage an active/ friendly community, residents parking and Launderette. The current owner has put in a new front door entry system, new carpets and has redecorated throughout.

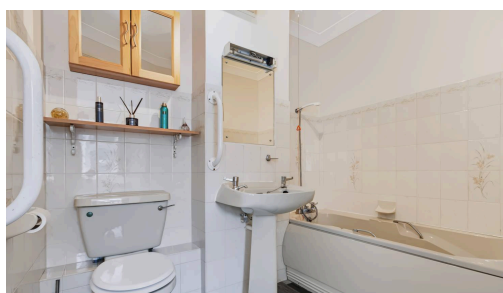
Residents are welcomed from 60 years of age, making this an ideal choice for those looking to enjoy independent living within a sociable and supportive community.

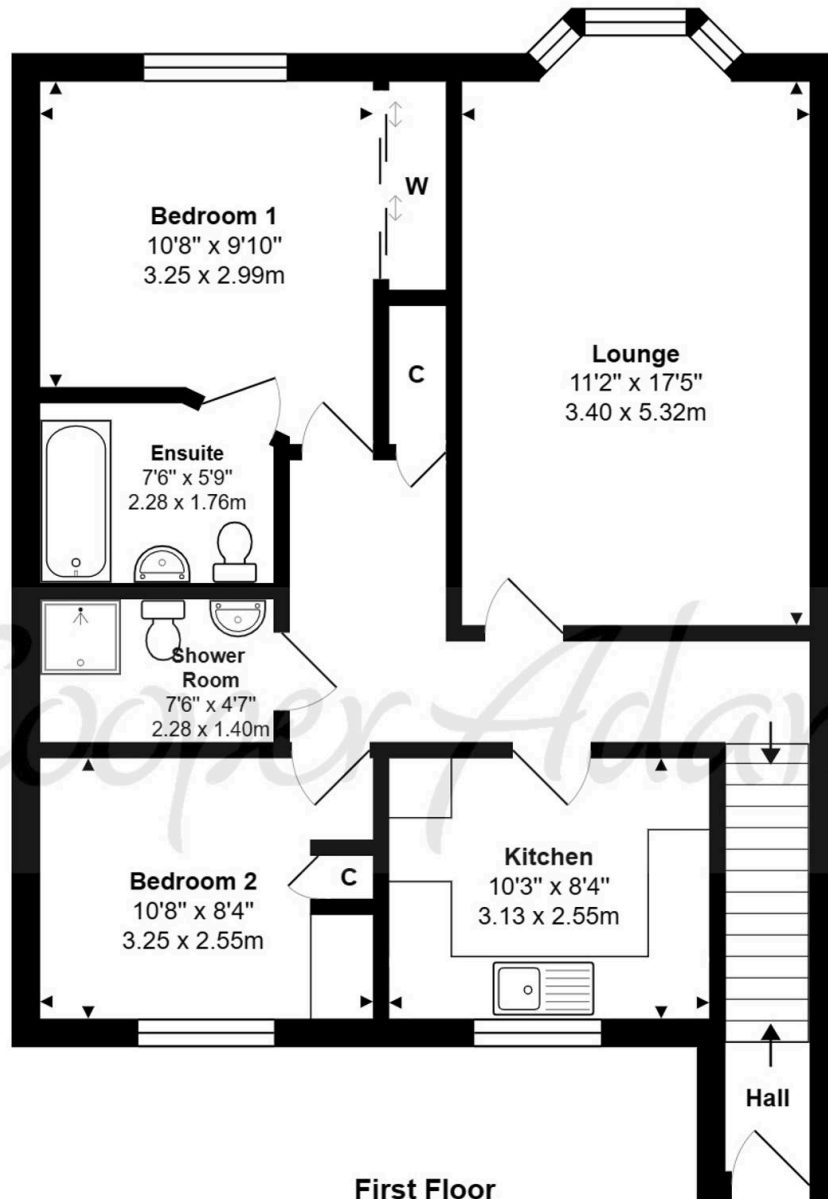
Service charge approx £300.00 per month. Lease length 61 years.



Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to the A27 and A24 roads.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.





### St Margarets Court, Arundel Road, Angmering, BN16 4NQ

Total Area: 750 ft<sup>2</sup> ... 69.7 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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