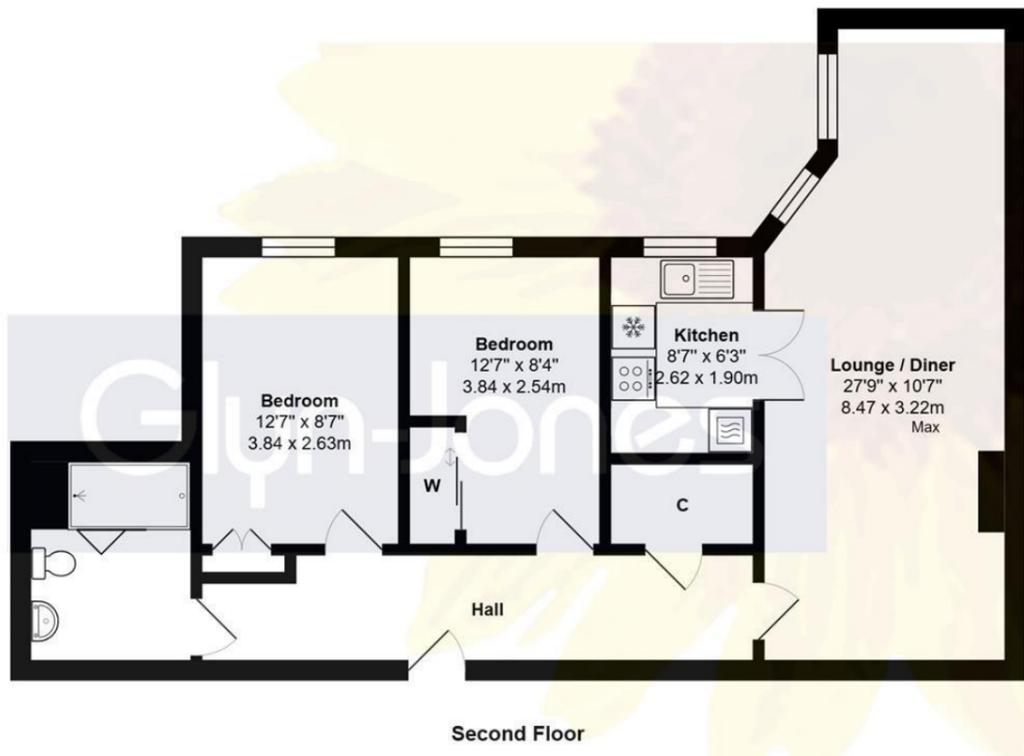


**17 Caen Stone Court, Queen Street
Arundel, West Sussex BN18 9FE
£199,950 - Leasehold**



Total Approx. Floor Area 773 ft² ... 71.8 m²

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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by Jlm 2025



Tenure: Leasehold – We are advised that there are approximately 108 years remaining on the lease (125 years from 26/08/2012). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: £4464.02 per annum
Ground Rent: £444.45 every six months

Energy Efficient Rating: C

Council Tax Band: C

WITH OVER...



At an Average rating of **4.9/5** ★★★★★



Littlehampton Office
01903 739000
www.glyn-jones.com

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Glyn-Jones and Company are delighted to offer for sale this spacious two-bedroom retirement apartment in sought-after town centre location, which is located on the second floor with lift access to all floors.

This beautifully presented two-bedroom retirement apartment is located in the highly desirable Caen Stone Court, right in the heart of the town centre. Exclusively available to residents aged 60 and over, the apartment offers spacious and comfortable living with the added benefit of a 108-year lease. The property is ideal for those seeking independent living with the reassurance of on-site support and community facilities.

The accommodation is tastefully decorated throughout in a modern, neutral palette. The bright and airy living room features a charming fireplace with an electric fire, creating a welcoming focal point. There is ample space for both relaxing and dining, with room for a full dining table and chairs. Double doors lead into a well-appointed fitted kitchen, which benefits from a window for natural light and includes integrated appliances such as a fridge, oven, and hob.

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Caen Stone Court offers a range of excellent communal facilities designed to support a comfortable lifestyle. These include a residents' lounge with kitchenette, a well-maintained courtyard garden, a laundry room, buggy store, a guest suite for visitors, and a lift to all floors.

There is also the reassurance of a dedicated house manager and a 24-hour care line call system for added peace of mind.



Both bedrooms are generously sized doubles and enjoy plenty of natural light. Each bedroom also features built-in wardrobes, providing excellent storage.

The recently fitted shower room is modern and stylish with aqua boarded walls which helps for ease of maintenance and comprises of a walk-in shower cubicle, hand wash basin, and WC.

