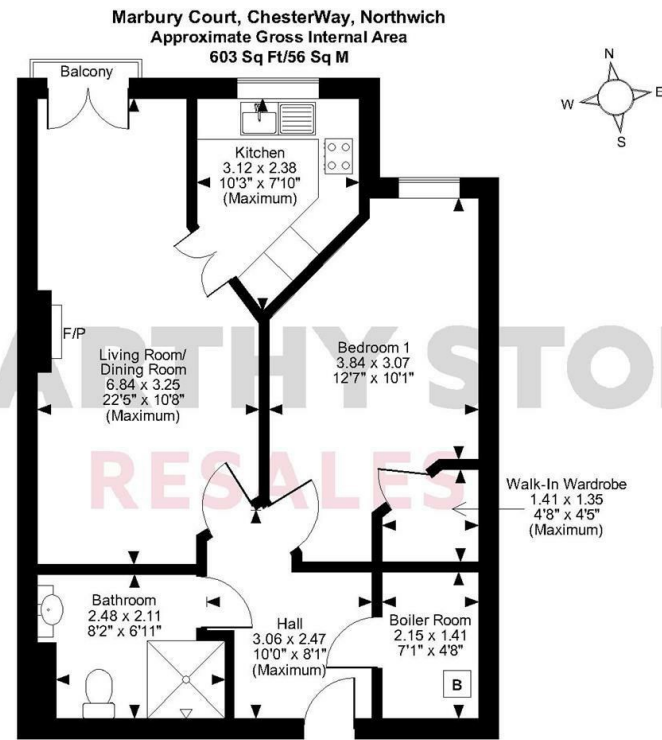


## 47 Marbury Court

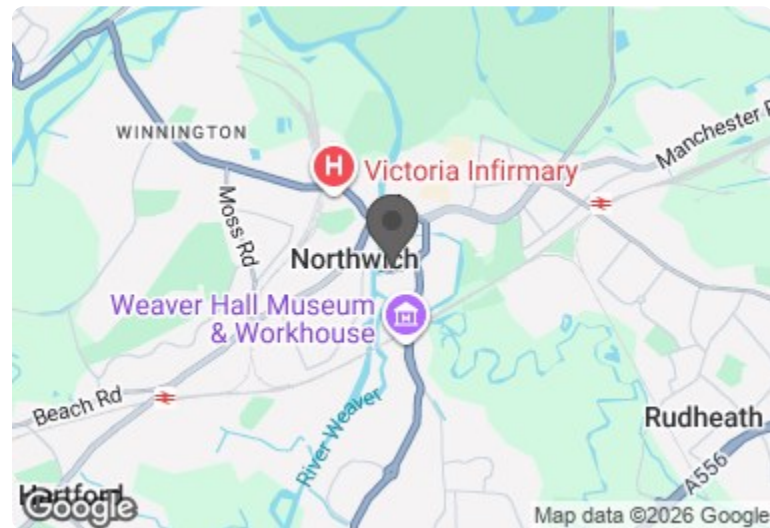
Chester Way, Northwich, CW9 5FQ

**PRICE REDUCED**



**Third Floor**  
 FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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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>		
(69-80) <b>C</b>	<b>75</b>	<b>75</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PRICE REDUCTION**

**Asking price £125,000 Leasehold**

RIVER VIEW DEVELOPMENT - A ONE BEDROOM THIRD FLOOR APARTMENT - close to the lift - with side RIVER VIEW in this MCCARTHY STONE RETIREMENT LIVING PLUS DEVELOPMENT on CHESTER WAY, part of the RIVER WEAVER NORTHWICH MARINA COMPLEX. The communal facilities on offer within this development include; an IN-HOUSE RESTAURANT, Homeowners social lounge and a STUNNING ROOF TERRACE. A wide range of Northwich centre local amenities in easy reach. CLOSE TO LOCAL SHOPS.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Marbury Court, Chester Way, Northwich

1 Bed | £125,000

PRICE  
REDUCED

Marbury Court was built by McCarthy & Stone purpose built for retirement living plus. The development consists of 57 one and two-bedroom retirement apartments with design features to make day-to-day living easier.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here. Marbury Court also benefits from river views from the roof terrace and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

## Local Area

Marbury Court is situated in Northwich lying in the heart of the Cheshire Plain, at the confluence of the River Weaver and River Dane. It is only 18 miles from the beautiful City of Chester and within easy reach of both Liverpool and Manchester. Northwich is on the main railway line between Chester and Manchester and is only a short distance from the M56 and the M6. Waitrose supermarket nearby, with a wide range of town centre amenities.

## The apartment

A very nicely presented corner one bedroom third floor apartment well placed near to the lift for ease of access, and with side views of the river.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

## Lounge

Spacious lounge benefiting from a Juliet balcony with partial river views and ample space for dining table. There is a feature electric fire which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Doors leading into a modern kitchen.

## Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. UPVC window.

## Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

## Shower Room

Fully tiled and fitted with wet room suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## Service Charge (breakdown)

- 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 Estate 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 the service charges please contact your Property Consultant or Estate Manager.

Service charge: £10,944.92 per annum (for financial year end 30/09/2026)

## Car Parking Permit Scheme-subject to availability

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

## Leasehold Information

125 years from 2015

Ground rent: £435 per annum

Ground rent review date: Jan 2030

Age restriction normally over 70 years OR approaching 70 years old subject to the incoming resident's circumstances and the approval of the landlord and the property manager.

## Additional Information & Services

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

