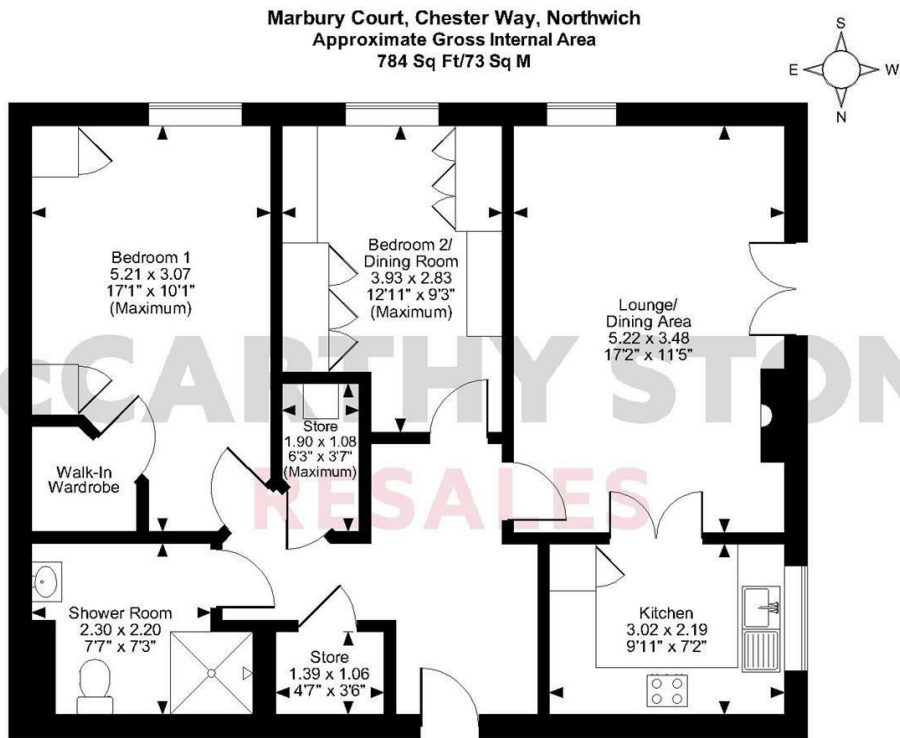


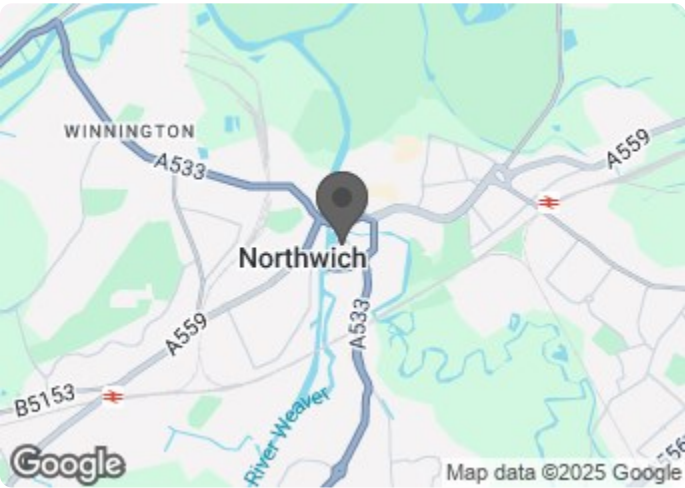
38 Marbury Court

Chester Way, Northwich, CW9 5FQ



Second 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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	



Asking price £270,000 Leasehold

Join us for coffee & cake at our Open Day - Thursday 18th September 2025 - from 10am - 4pm - book your place today!

A well presented RIVER FACING 2nd floor TWO BEDROOM retirement apartment in the prestigious McCarthy Stone MARBURY COURT development. The communal facilities on offer within this development include; an IN-HOUSE RESTAURANT, Homeowners Lounge where SOCIAL ACTIVITIES take place and a STUNNING ROOF TERRACE. A wide range of local amenities in easy reach.

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

Summary

Marbury Court was built by McCarthy & Stone purpose built for retirement living plus formally assisted living. 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.

The apartment

A spacious corner 2 bedroomed apartment with amazing river views.

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 are doors to 2 walk-in storage cupboard/airing cupboards. 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, bedrooms and bathroom.



Lounge

Spacious lounge benefiting from a corner aspect and Juliet balcony with fantastic views over the river, with an additional window making this room bright and airy. Modern electric fire in feature fireplace. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Leading into the kitchen.

Kitchen

Fully 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. Oven, ceramic hob, cooker hood and integral fridge freezer. UPVC window with a river view.

Bedroom One

Spacious master bedroom. This room also benefits from a walk-in wardrobe housing rails and shelving and additional fitted wardrobes and dressing table. Ceiling lights, TV and phone point.

Bedroom Two

Second bedroom with a comprehensive range of fitted bedroom furniture. Ceiling lights, TV and phone point.

Shower Room

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

Service Charge (breakdown)

- 1 hour domestic assistance per week
- 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



2 bed | £270,000

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 please contact your Property Consultant or Estate Manager.

Service Charge: £14,883.09 per annum (for financial year end 30th Sept 2026)
Managed by: McCarthy and Stone Management Services

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

Lease: 125 Years from 1st Jan 2015
Ground rent: £510 per annum
Ground rent review: 1st 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

