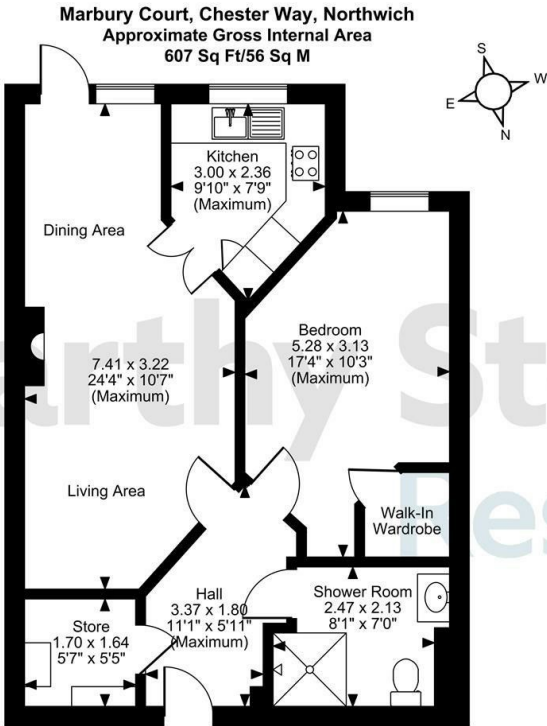


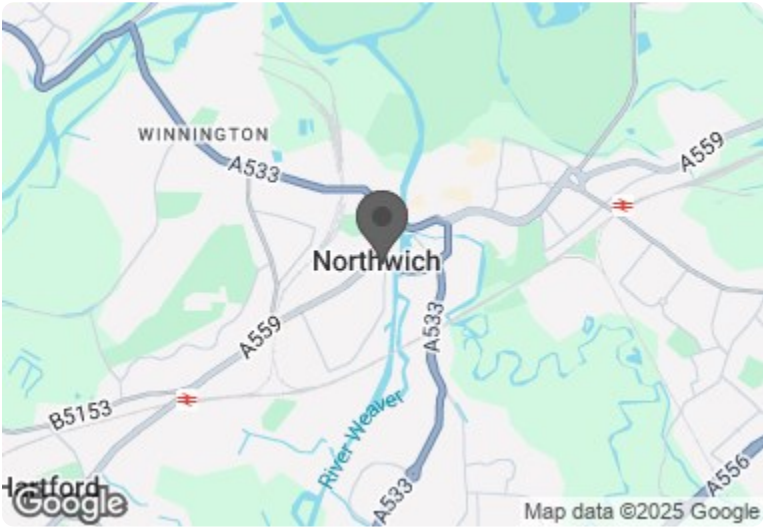
4 Marbury Court

Chester Way, Northwich, CW9 5FQ

PRICE
REDUCED



Council Tax Band: B



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



PRICE REDUCTION

Asking price £80,000 Leasehold

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

Ground floor One bedroom apartment with access to the communal gardens and patio area in the prestigious McCarthy Stone MARBURY COURT development for the OVER 70'S. 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 Northwich centre local amenities in easy reach.

Call us on 0345 556 4104 to find out more.

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. Details regarding any common charges 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 that 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 purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Chester Way, Northwich

Apartment

A ground floor one bedroomed apartment with easy access to a patio area in our Marbury Court development

Marbury Court

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 for the over 70's 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 residents' 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 residents 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. Marbury Court also benefits from river views from the roof terrace and a guest suite for visitors who wish to stay. 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 conveniently located next door to a Waitrose supermarket and just within 350 meters walk to Northwich's town centre. Lying in the heart of the Cheshire Plain, at the confluence of the River Weaver and River Dane, Northwich 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.



Entrance Hall

Your front door with spy hole and letter box leads to the large entrance hall where a smoke detector, illuminated light switches, the apartment's security door entry system and the 24-hour Tunstall emergency response pull cord system are all situated. A large storage cupboard in the hall houses the heating system and Ventaxia air ventilation system. Further doors lead to the lounge, bedroom and wet-room.

Lounge

Spacious lounge with space for dining and benefiting from a door leading to a patio garden area within the communal gardens. There is a wall mounted feature fireplace with inset electric fire which acts as an attractive focal point for the room. There are TV and telephone points, a Sky/Sky+ connection point, fitted carpets and raised electric power sockets. Oak effect feature double doors with glazed panels lead into the kitchen.

Kitchen

Fully fitted kitchen with a range of modern wood effect low and eye level units and drawers with a granite effect roll top work surface. Stainless steel sink with mono lever tap and drainer sits beneath the double glazed window. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. Under counter lighting, central ceiling light, tiled splash backs and tiled flooring.

Bedroom

Double bedroom with central ceiling light fitting. Door to walk in wardrobe with shelving and rails. TV and telephone point. Power points. Double glazed window.

Shower Room

Fully tiled wet room comprising of level access shower with slip resistant flooring, adjustable shower head and



1 Bed | £80,000

hand rail. WC, vanity unit with wash basin and mirror above. Shaving point, electric heated towel rail, extractor fan and emergency pull cord.

Service charge details

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, underfloor 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 please contact your Property Consultant or Estate Manager.

Service charge: £10,944.92 per annum (for financial year end 31/09/2026)

Ownership details

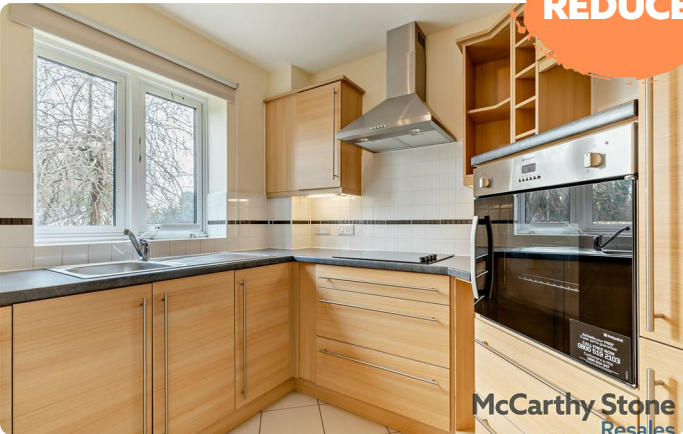
Lease Length: 125 years from 2015
Ground rent: £435 per annum
Ground rent review date: Jan 2030
Managed by: Your Life Management Services
It is a condition of the purchase that the resident's of the property must meet the age requirement of 70+

Parking

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.

Additional Information & Services

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



PRICE
REDUCED