



McCarthy & Stone

RESALES



10 Horton Mill Court, Hanbury Road, Droitwich, WR9 8GD
Price guide £270,000 Leasehold

For further details
please call 0345 556 4104

10 Horton Mill Court, Hanbury Road, Droitwich, WR9 8GD

- Part of McCarthy & Stone's Retirement Living PLUS range (known previously as Assisted Living)

Entrance Hall

Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response is situated. Door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, and security door entry system. Doors lead to the bedroom, living room and wet room.

Living Room

The living room is complimented by patio doors opening out to the landscaped gardens, and a small patio area. Two ceiling light points. TV point with Sky/Sky+ connectivity (subscription fees may apply). Telephone point. A part glazed door leads to a separate kitchen.

Kitchen

The kitchen features integrated appliances comprising; easy access electric oven; fridge and freezer. Ceramic hob with extractor hood above. Single drainer sink unit with mixer tap. Double glazed electrically operated window.

Master Bedroom

TV and telephone point. Central ceiling light fitting. Emergency pull-cord. Sliding mirrored doors to built in double wardrobe containing hanging rails and second double built in wardrobe on the opposite wall, again with sliding doors but mainly comprising of shelves.

Second Bedroom

A generously sized second bedroom with doubled glazed window. TV and power points.

Wetroom

A purpose built wet room, with non slip safety flooring, equipped with low level bath with shower unit above. Vanity unit with inset wash hand basin and storage, fitted mirror and shaver point, WC, wall mounted heated towel rail, shower, and emergency pull-cord.

Horton Mill Court

Horton Mill Court is one of McCarthy & Stone's Retirement Living PLUS range (formally Assisted Living). The development is equipped to provide extra care and assistance via a bespoke care package that suits individual needs. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency. For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite restaurant with freshly cooked meals provided everyday. Communal Laundry Room and service. Set in the heart of the spa town of Droitwich, Horton Mill Court is part of McCarthy & Stone's Retirement Living PLUS range (formally assisted living). The town's historic town centre is located nearby offering a mix of old retail traditions and chain store shopping outlets. The local train station is located approximately one mile from the development, and bus routes give access to Worcester and Birmingham City centre. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Car Parking Permit Scheme-subject to availability

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

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 House 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 House Manager.

Lease Information

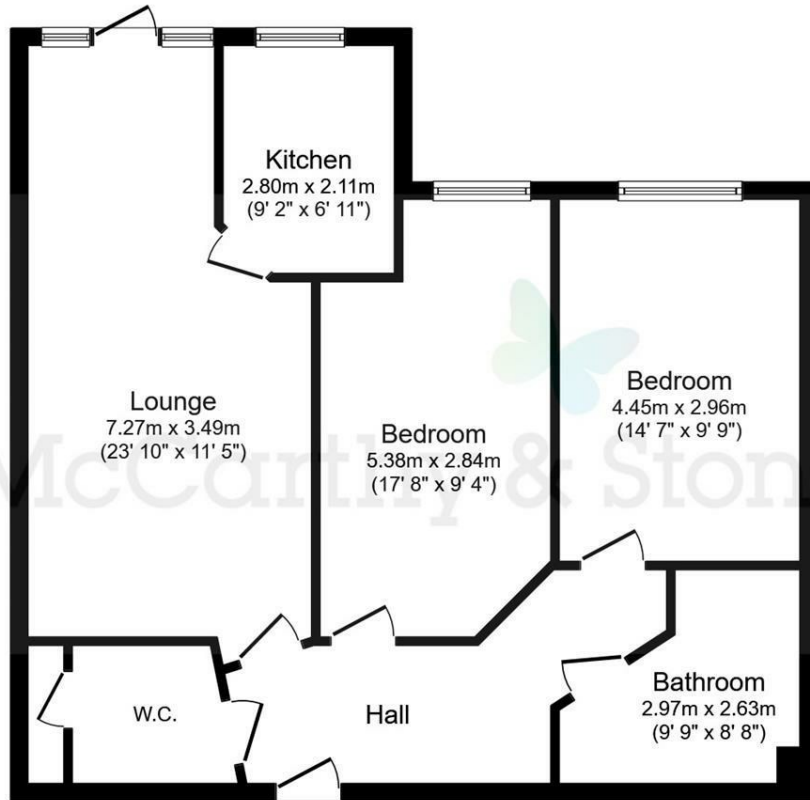
125 years from 1st Jan 2014.

Ground Rent

Annual fee - £510







Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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