50 Horton Mill Court Hanbury Road, Droitwich, WR9 8GD
Asking price £154,950 LEASEHOLD

For further details
please call 0345 556 4104

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GREAT VIEWS OF THE GARDENS AND READY TO LIVE IN A spotless one bedroom second floor retirement apartment ~Part of McCarthy & Stones Retirement Living PLUS range~

Entrance Hall
Solid wooden front door with spy hole and letter box. Wall mounted emergency intercom. Ceiling light fitting. Door to walk in airing cupboard housing the hot water tank and shelving.

Living Room
A modern feature fireplace with electronic fire provides a nice focal point. Two ceiling light points. TV point with Sky+ connectivity. Telephone point and a range of power sockets. Large double glazed window. A partially glazed doors leads into the Kitchen.

Kitchen
Featuring fully integrated appliances comprising of easy access cooker; fridge and freezer. Four ringed hob with chrome extractor hood above. Stainless steel sink with mixer taps and drainer. Double glazed sky light provides the room with natural light. Tiled floor and splash backs.

Bedroom
Double glazed window overlooking the gardens. TV and telephone point. Sliding mirrored doors to built in wardrobe. Emergency pull-cord.

Wet Room
Purpose built wet room with non slip safety flooring. Low level bath with grab rails. Shower unit with curtain and grab rails. Vanity unit with inset sink, mirror above and shaver point. Heated towel rail. Emergency pull-cord.

The Development
Horton Mill Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its homeowners with extra care
.
• 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 hour's 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 (YLMS).
• 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 every day.

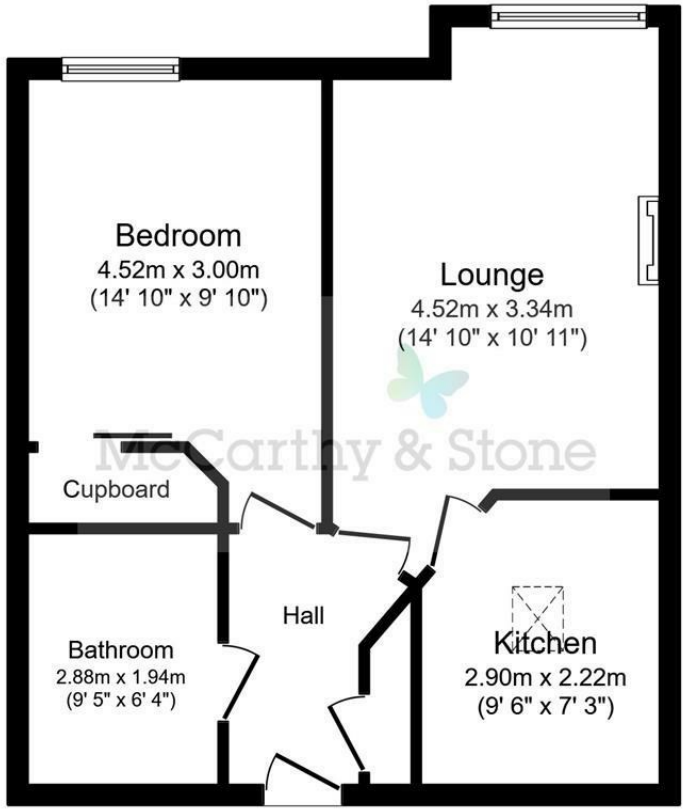
It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

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.

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.

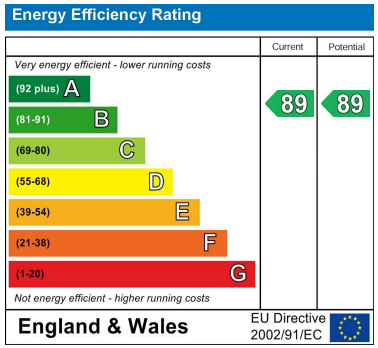
Ground Rent
Annual fee - £435

Lease Length
125 years from the 1st Jan 2014



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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

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