11 Horton Mill Court Hanbury Road, Droitwich, WR9 8GD
Asking price £199,950 LEASEHOLD

For further details
please call 0345 5564104

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OPEN DAY - JOIN US FOR AFTERNOON TEA - MONDAY 24th JUNE - 2pm to 4pm - RSVP ON 0345 556 4120
A GROUND FLOOR ONE BEDROOM McCARTHY & STONE RETIREMENT LIVING PLUS APARTMENT WITH PATIO DOOR OPENING ONTO COMMUNAL GARDENS - (previously known as Assisted Living).

Horton Mill Court is one of McCarthy & Stones 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.

Entrance Hall
Emergency intercom. Ceiling light fitting. Door to walk in airing cupboard housing the boiler and shelving.

Living Room
Patio door leading to communal gardens. Ceiling light points. TV and telephone point. Part glazed double doors leading to the kitchen.

Kitchen
Featuring integrated appliances comprising of easy access cooker, fridge and freezer. Induction hob with extractor hood above. Single drainer sink unit with mixer tap. Double glazed window.

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

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

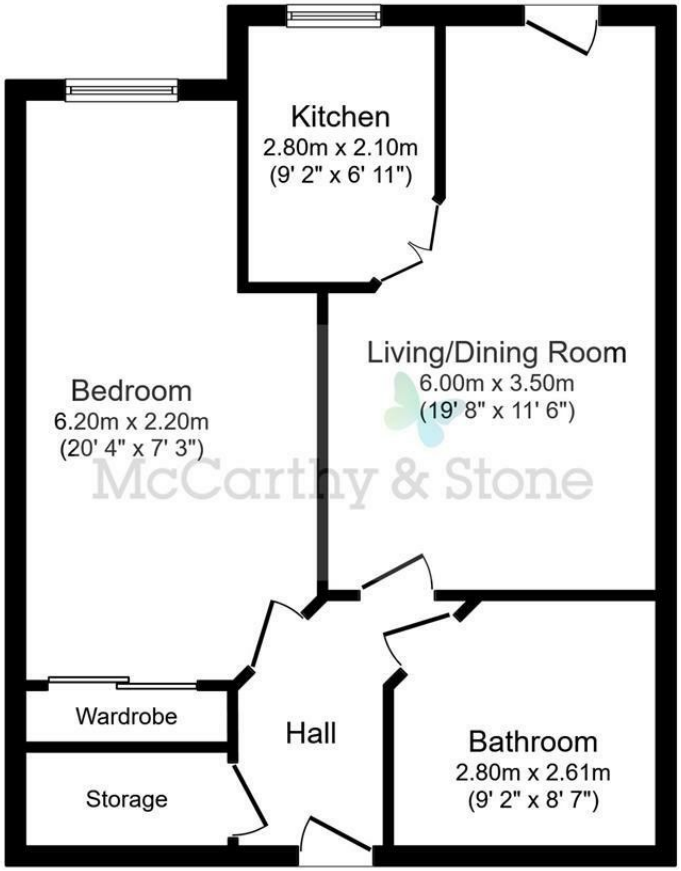
Service charge (breakdown)
- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs 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. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

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.

Lease Information
125 years from 1st Jan 2014.

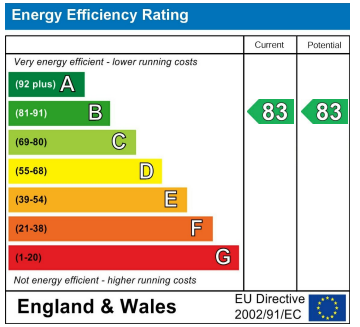
Ground Rent
Annual fee - £435

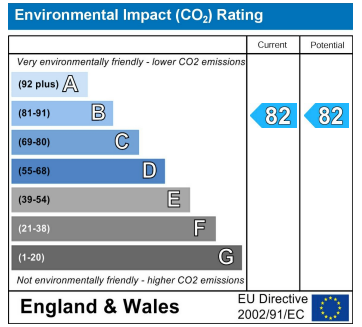


Floor Plan

Total floor area 57.0 sq. m. (614 sq. ft.) approx

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

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

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