



McCarthy & Stone
RESALES



31 Horton Mill Court Hanbury Road, Droitwich, WR9 8GD
Asking price £189,950 LEASEHOLD

For further details
please call 0345 556 4104

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

STUNNING VIEWS A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT IN GOOD CONDITION OFFERING SUPERB VIEWS OF THE WELL MAINTAINED GARDENS ~Built by McCarthy & Stone~

Horton Mill Court

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 development is equipped to provide extra care and assistance via a bespoke care package that suits your individual needs. 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. Horton Hill Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide it's 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 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 (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 everyday. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

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

The apartments position means the living room has a large double glazed window with superb views of the gardens. There's a feature fireplace with electronic fire. Two ceiling light points. TV point with Sky+ connectivity. Telephone point and a range of power sockets. Large double glazed window offers far reaching views of the communal gardens, river and local Church. Partially glazed double doors lead 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

A generously sized double bedroom with a 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 fitted glass screen. Vanity unit with inset sink, mirror above and shaver point. Heated towel rail. Emergency pull-cord.

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 please contact your Property Consultant or House 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.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	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

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

