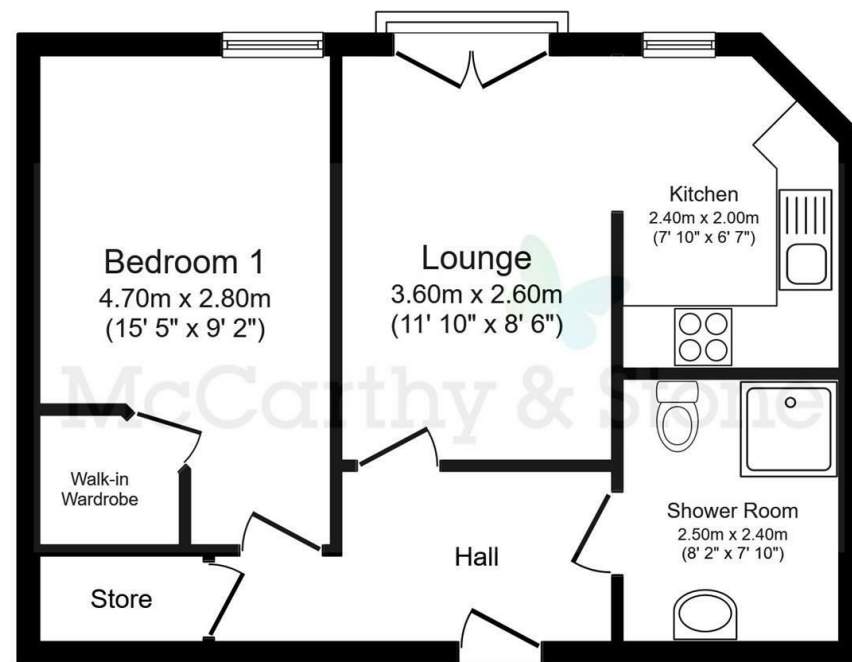


# McCARTHY STONE RESALES

## 17 MARBURY COURT CHESTER WAY, NORTHWICH, CW9 5FQ

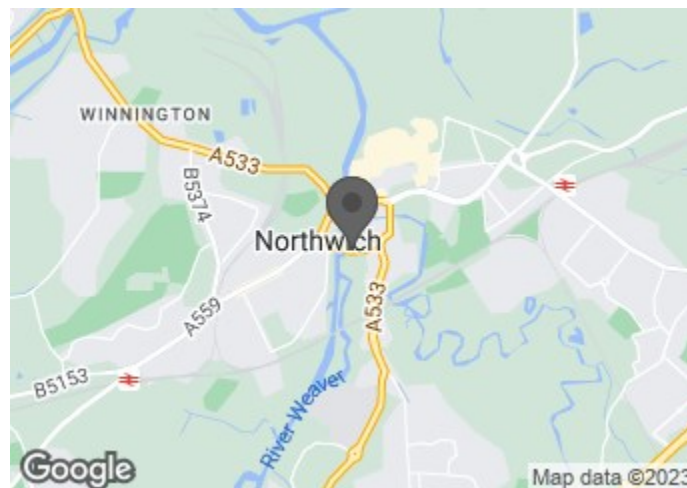


Floor Plan

Total floor area 43.0 sq. m. (463 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



A one bedroom apartment with JULIET BALCONY enjoying PARTIAL VIEWS of the RIVER and MARINA located on the FIRST FLOOR - near the lift - of a desirable McCarthy Stone Retirement Living Plus development for the OVER 70s. Well positioned for amenities, minutes away from the centre.

**PRICE REDUCTION**

**ASKING PRICE £165,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# MARBURY COURT, CHESTER WAY,

# 1 BEDROOMS £165,000

## 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 70s 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 homeowners' 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 homeowners 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. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here. Marbury Court also benefits from river views from the roof terrace and a guest suite for visitors who wish to stay (additional charges apply). 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 situated in Northwich lying in the heart of the Cheshire Plain, at the confluence of the River Weaver and River Dane. It 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

Front door with spy hole leads to the entrance hall; Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour Tunstall emergency response pull cord system are situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the lounge, bedroom and shower room.

## LOUNGE

The Lounge benefits from a Juliette balcony, boasting partial views of the river and Marina. There are TV and telephone points, Sky/Sky+ connection point., fitted carpets and raised electric power sockets. The lounge into the kitchen, which although being open to the lounge, remains very separate still.

## KITCHEN

Fully fitted kitchen with modern wood effect wall and base level units, and drawers with a roll top work surface and stainless steel sink and drainer with mono lever tap. Appliances include a raised level oven, ceramic hob, with cooker hood over and integral fridge freezer. With tiled flooring and splash-backs, under counter lighting, central ceiling light and a window with views toward the river.

## BEDROOM

Spacious double bedroom with river glimpses and a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point and fitted carpets.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of level access shower with adjustable shower head, glass shower screen and handrail, WC, vanity unit with wash basin and mirror above. Shaving point, electric heated towel rail, extractor fan and emergency pull-cord.

## SERVICE CHARGE (BREAKDOWN)

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Cleaning of communal windows
- Running of the on-site restaurant
- 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.

Service charge: £8,550.48 per annum (for financial year end 30/09/23)

## 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 Estate Manager on site for availability.

## LEASE INFORMATION

Lease Length: 125 years from 2015  
Ground rent: £435 per annum  
Ground rent review date: Jan 2030  
Managed by: YourLife Management Services

