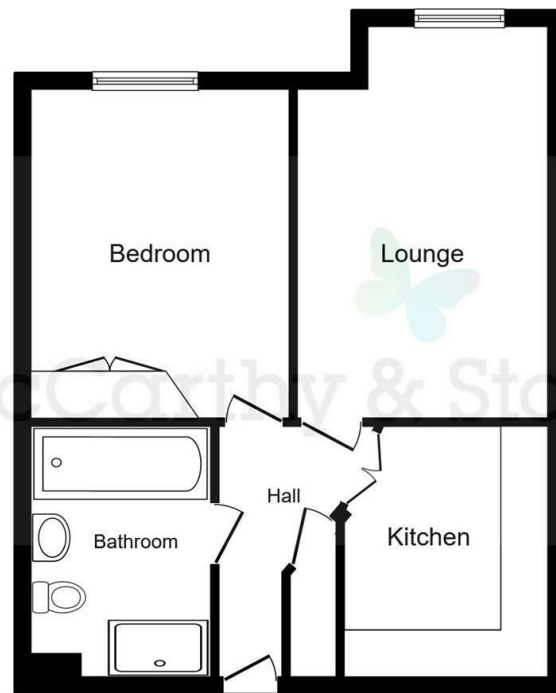


McCARTHY STONE RESALES

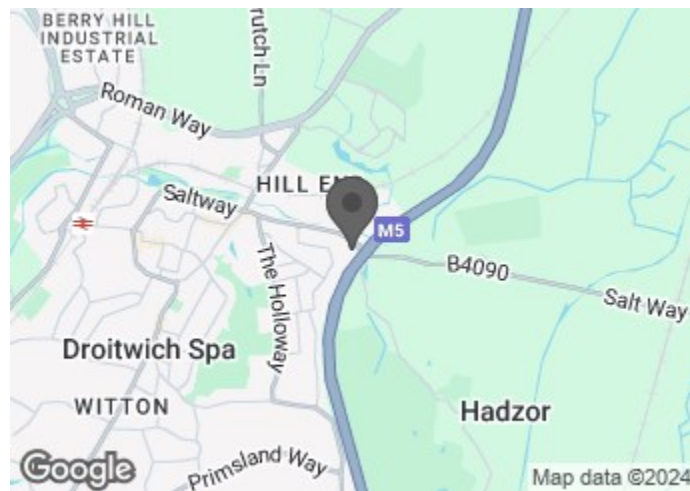
57 HORTON MILL COURT HANBURY ROAD, DROITWICH, WR9 8GD



Total floor area 51.3 sq.m. (553 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) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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LOVELY one bedroom 2nd floor retirement apartment set in the POPULAR Horton Mill Court with bespoke care packages available to residents ~Part of McCarthy Stone's Retirement Living PLUS range ~Known previously as Assisted Living~

PRICE REDUCTION

OFFERS IN THE REGION OF £95,000

For further details, please call **0345 556 4104**

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HORTON MILL COURT, HANBURY ROAD,

1 BEDROOMS £95,000

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 presented in a very good condition and offers views of the local canal where you can watch the long boats floating by. 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.

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 & 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.

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.

Service charge: £9,072.65 per annum (for financial year ending 30/09/2025)

LEASE INFORMATION

125 years from 1st Jan 2014

GROUND RENT

Ground rent: 435 per annum

Ground rent review date: January 2029

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

