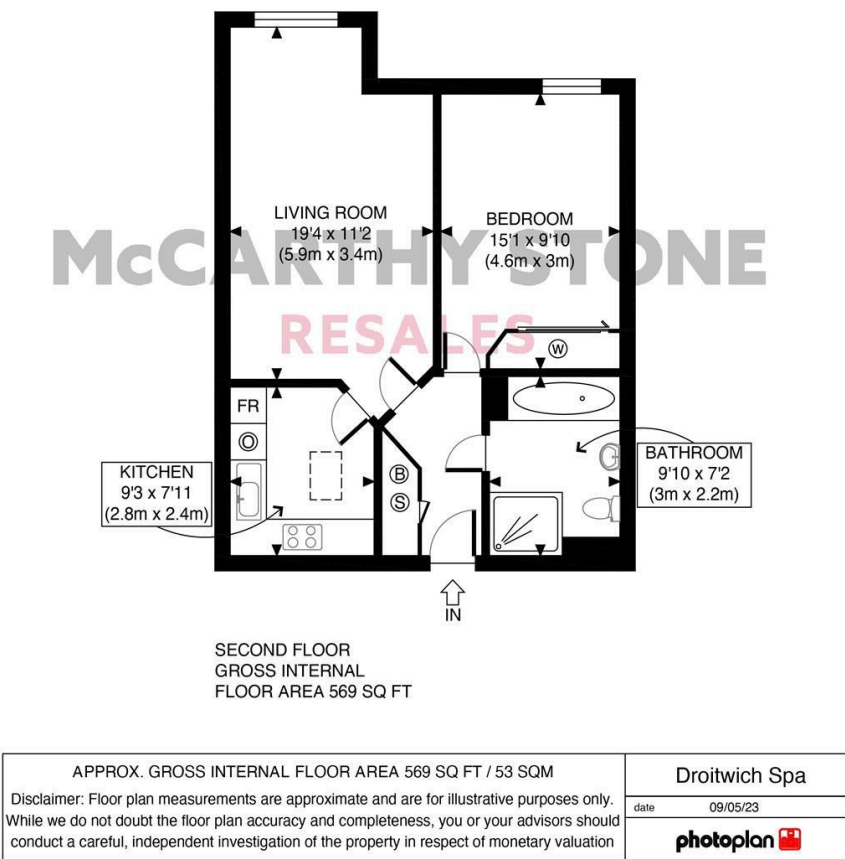


58 Horton Mill Court

Hanbury Road, Droitwich, WR9 8GD



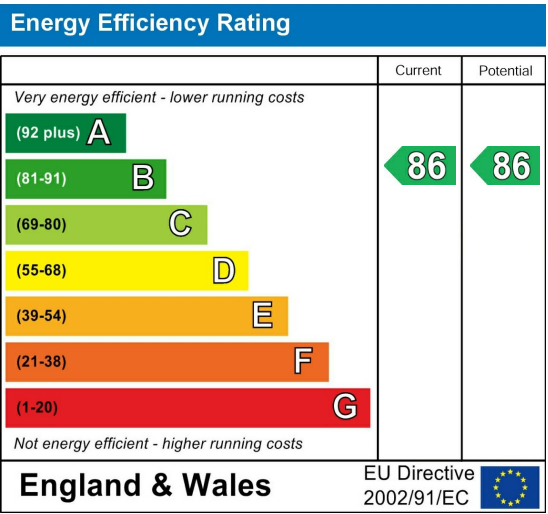
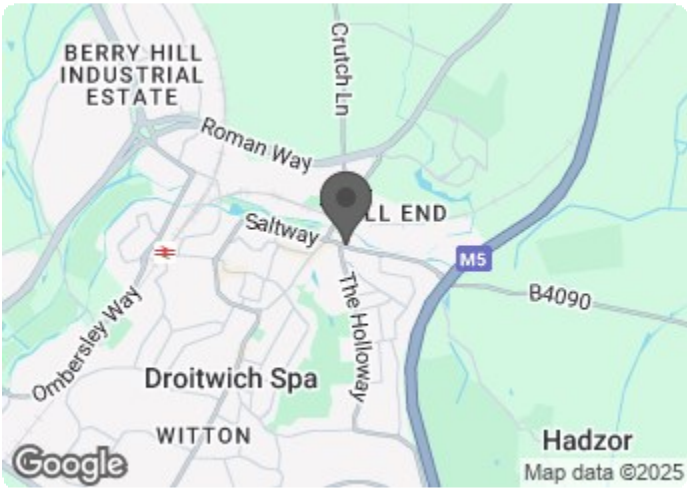
Asking price £125,000 Leasehold

SUPERBLY PRESENTED one bedroom retirement apartment set in the VERY POPULAR Horton Mill Court development  
~Bespoke care packages available from the on-site care team~

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Council Tax Band: B



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. Details regarding any common charges 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 that 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 purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





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

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Horton Mill Court

Horton Mill Court, a McCarthy & Stone Retirement Living PLUS development, focuses on simplifying life. It features an in-house restaurant offering great value for those times you prefer not to cook or shop, a spacious lounge for homeowner socialization, and a guest suite available for friends and family at a modest charge. Assistance with daily tasks like housework or laundry is readily available from our Estates Manager and the on-site team.

Support packages are designed to be flexible and personalized, ensuring homeowners only pay for the care they use. The service charge includes one hour of domestic assistance per week, which can be used for apartment cleaning or other services such as changing bedding, managing heating systems, grocery shopping, or sending mail.

Your Life Care & Management offers a variety of personal care packages tailored to individual needs. Beyond the included hour of domestic help, homeowners can select from bespoke packages for additional support with domestic tasks or personal care—details and pricing are available through the Property Consultant.



The development ensures safety and peace of mind with 24-hour staffing, security cameras, and an emergency call system, plus individual house alarms for each flat.

Horton Mill Court also boasts a homeowners' lounge, ideal for entertaining guests. For those visiting from out of town, the Guest Suite can be booked for an extended stay at a typical fee of £25 per night, subject to availability. For added convenience...

## Entrance Hall

Wall mounted house alarm, emergency intercom and security door entry system. Solid wooden door with spy hole and letter box. Door to storage cupboard. All other doors lead to the bedrooms, bathroom and living room. Underfloor heating.

## Living Room

A bright and airy living space with room for dining furniture under the double glazed windows with pleasant views out. Ceiling light fitting, TV and telephone points. Oak effect double doors lead off to a separate kitchen. Underfloor heating. Emergency pull cord plus (compatible with pendant or wrist alarms).

## Kitchen

A light and airy delightful dual aspect kitchen featuring 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 windows. Underfloor heating.

## Bedroom

A bright and spacious double bedroom. Central ceiling light fitting. Built in mirror fronted double wardrobe. TV and telephone point. Power points. Double glazed window. Underfloor heating. Emergency pull cord plus (compatible with pendant or wrist alarms).

## Bathroom

Wet room with slip resistant flooring. Low level bath with hand grips. Level access shower with grab rails and shower curtain. WC. Vanity unit wash hand basin with storage below and a fitted mirror above. Emergency pull cord plus (compatible with pendant or wrist alarms). Underfloor heating.

# 1 bed | £125,000

## 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. To find out more about the service charges please please contact your Property Consultant or House Manager.

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

## Car Parking

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

Ground rent: £435 per annum.  
Ground rent review: 1st Jan 2029  
Lease length: 125 years from 1st Jan 2014

## Additional Information & Services

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

