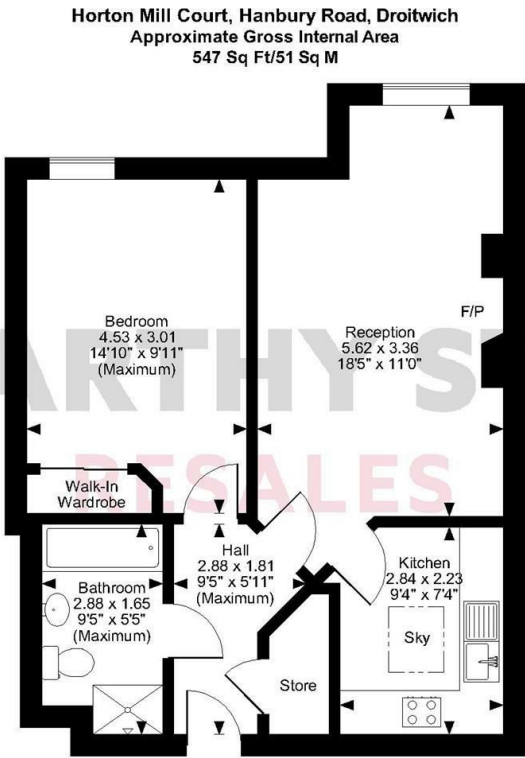


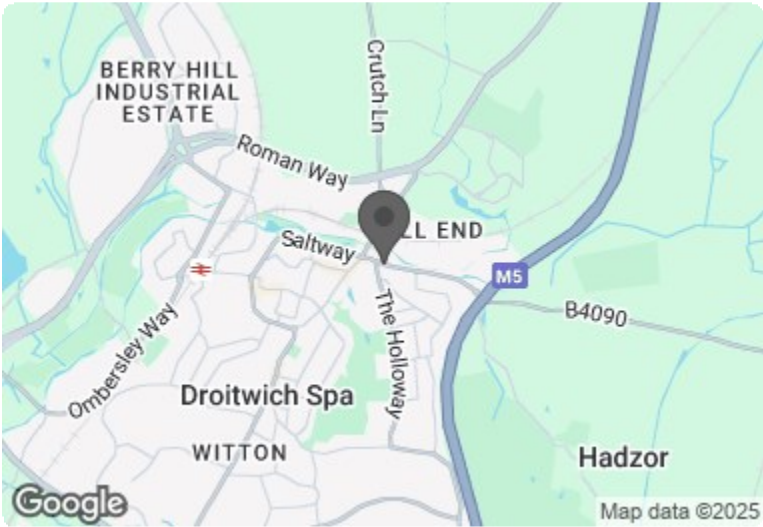
50 Horton Mill Court
Hanbury Road, Droitwich, WR9 8GD


PRICE
REDUCED



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



PRICE REDUCTION

Asking price £130,000 Leasehold

GREAT VIEWS OF THE GARDENS AND TOWARDS THE CANAL A spotless one bedroom second floor retirement apartment. Close to the lift. ~Part of McCarthy & Stones Retirement Living PLUS range~ ONE HOUR OF DOMESTIC ASSISTANCE PER WEEK INCLUDED.

Call us on 0345 556 4104 to find out more.

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Horton Mill Court, Hanbury Road, Droitwich,

1 Bed | £130,000

PRICE
REDUCED

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

A modern feature fireplace with electronic fire provides a nice focal point. Two ceiling light points. TV point with Sky+ connectivity. Telephone point and a range of power sockets. Large double glazed window with views of the communal garden. A partially glazed doors leads 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

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 curtain and grab rails. Vanity unit with inset sink, mirror above and shaver point. Heated towel rail. Emergency pull-cord.

The Development

Horton Mill Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its 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 hour's 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 every day.

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

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 for financial year ending 30/09/2025.

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

Ground rent - £435 per annum
Ground rent review: 1st Jan 2029

Lease Length

125 years from the 1st Jan 2014

Additional Information & Services

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

