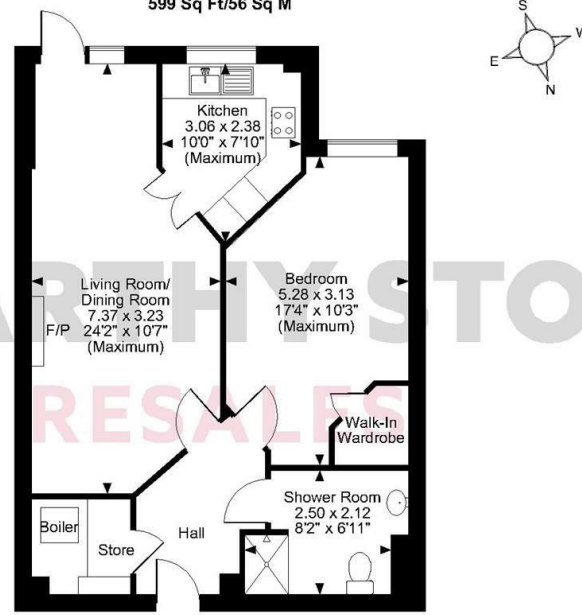


# McCARTHY STONE RESALES

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

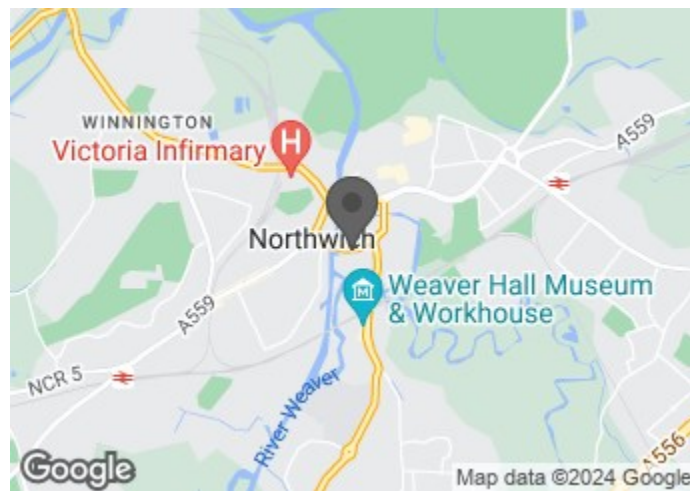
Marbury Court, ChesterWay, Northwich  
Approximate Gross Internal Area  
599 Sq Ft/56 Sq M



Ground Floor

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) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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

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\*JOIN US FOR TEA & CAKE - WEDNESDAY 4TH SEPTEMBER 2024 - FROM 11AM - 4PM - BOOK YOUR PLACE TODAY!\*

Ground floor One bedroom apartment with your own patio area in this in the prestigious McCarthy Stone MARBURY COURT development. Brand new luxury carpets and redecorated throughout. Homeowners Lounge where SOCIAL ACTIVITIES take place and a STUNNING ROOF TERRACE.

**PRICE REDUCTION**

**ASKING PRICE £137,000 LEASEHOLD**

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

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



# CHESTER WAY, NORTHWICH

## APARTMENT

A ground floor one bedroomed with easy access to a patio area in our prestigious Marbury Court development

## 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 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 residents' 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 residents 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.

Marbury Court also benefits from river views from the roof terrace and a guest suite for visitors who wish to stay. 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 conveniently located next door to a Waitrose supermarket and just within 350 meters walk to Northwich's town centre. Lying in the heart of the Cheshire Plain, at the confluence of the River Weaver and River Dane, Northwich 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

Your front door with spy hole and letter box leads to the large entrance hall where a smoke detector, illuminated light switches, the apartment's security door entry system and the 24-hour Tunstall emergency response pull cord system are all situated. A large storage cupboard in the hall houses the heating system and Ventaxia air ventilation system. Further doors lead to the lounge, bedroom and wet-room.

## LOUNGE

Spacious lounge with space for dining and benefiting from a door leading to a patio garden area. There is a modern feature fireplace with inset electric fire which acts as an attractive focal point for the room. There are two ceiling light fittings, TV and telephone points, a Sky/Sky+ connection point, fitted carpets and raised electric power sockets. Oak effect feature double doors with glazed panels lead into the kitchen.

## KITCHEN

Fully fitted kitchen with a range of modern wood effect low and eye level units and drawers with a granite effect roll top work surface. Stainless steel sink with mono lever tap and drainer sits beneath the double glazed window. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. Under counter lighting, central ceiling light, tiled splash backs and tiled flooring.

## BEDROOM

Double bedroom with central ceiling light fitting. Door to walk in wardrobe with shelving and rails. TV and telephone point. Power points. Double glazed window.

## BATHROOM

Fully tiled wet room comprising of level access shower

# 1 BEDROOMS £137,000

with slip resistant flooring, adjustable shower head and hand rail. WC, vanity unit with wash basin and mirror above. Shaving point, electric heated towel rail, extractor fan and emergency pull cord.

## SERVICE CHARGE DETAILS

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, underfloor 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 Estate 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 Estate Manager.

Service charge: £9,750.00 per annum (for financial year end 31/09/2024)

## OWNERSHIP DETAILS

Lease Length: 125 years from 2015

Ground rent: £435 per annum

Ground rent review date: Jan 2030

Managed by: Your Life Management Services

Age restriction normally over 70 years OR approaching 70 years old subject to the incoming resident's circumstances and the approval of the landlord and the property manager.

## PARKING

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

## ADDITIONAL INFORMATION & SERVICES

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

