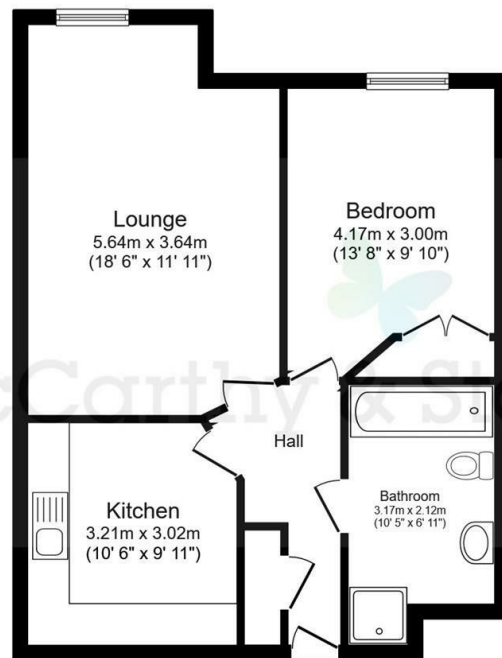


McCARTHY STONE RESALES

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



Floor Plan



JOIN US FOR COFFEE & CAKE – WEDNESDAY 22nd MAY – 10am – 4pm - BOOK YOUR PLACE TODAY!

A very WELL MAINTED one bedroom retirement apartment - Set in the popular Horton Mill Court development which offers FANTASTIC SHELTERED SUPPORT FACILITIES for retirees who require a little help from time to time.

PRICE REDUCTION

ASKING PRICE £125,000 LEASEHOLD

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

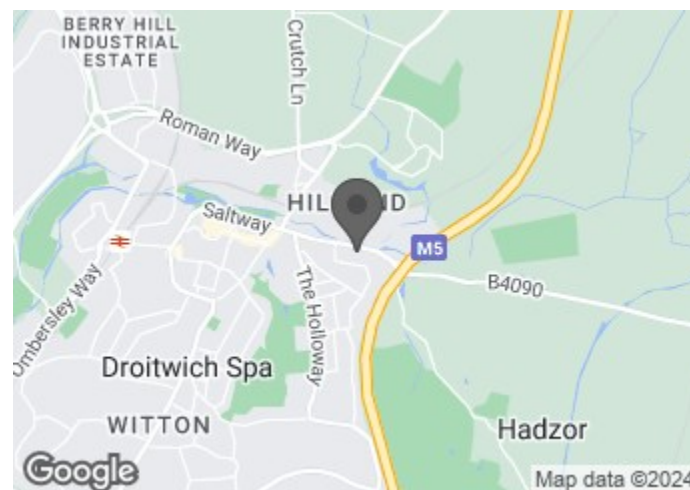
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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. 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,

1 BEDROOMS £125,000

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 lovely room which enjoys lots of sunshine thanks to it's position and outlook. 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. 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

A very good sized room with double glazed window. 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.

The Service charge for this property is £8,457.13 per annum up to financial year end 30/09/2024.

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

Annual fee - £435
Ground rent review date: 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

