

2 Marbury Court

Chester Way, Northwich, CW9 5FQ



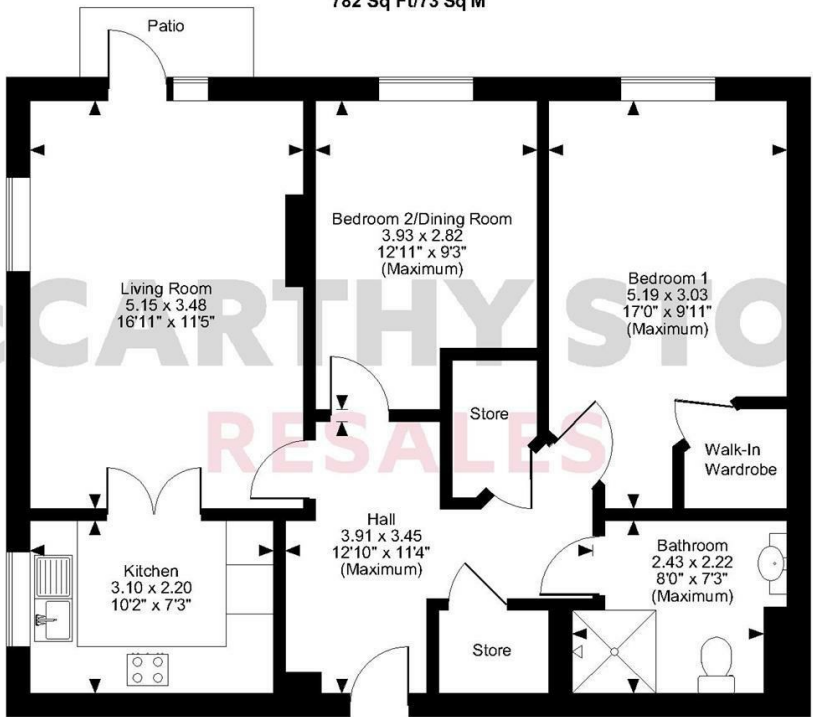
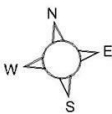
Asking price £275,000 Leasehold

This impeccably presented, energy-efficient ground floor, dual-aspect apartment features two spacious bedrooms and offers captivating views overlooking the picturesque River Weaver. It is nestled within the highly sought-after McCarthy Stone Retirement Living Plus development and positioned for utmost convenience, just a stone's throw away from a plethora of amenities and the town centre and, as of January 2024, benefiting from a new installation for enhanced modern living.

Call us on 0345 556 4104 to find out more.

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

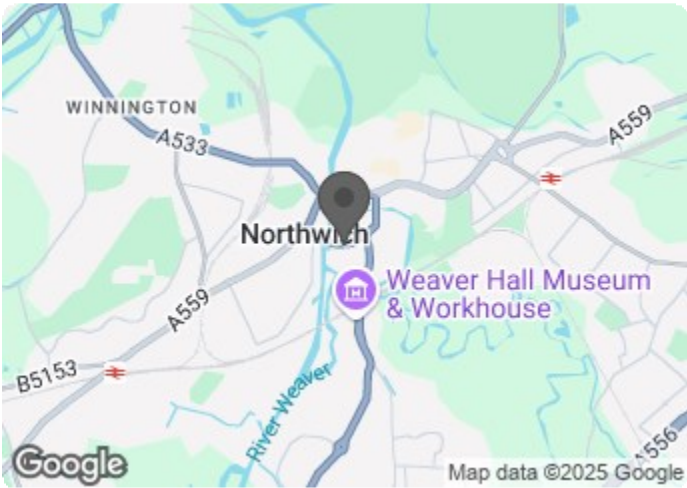
Marbury Court, ChesterWay, Northwich  
Approximate Gross Internal Area  
782 Sq Ft/73 Sq M



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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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	

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.





# Marbury Court, Chester Way, Northwich

### Summary

Marbury Court was built by McCarthy Stone purpose built for retirement living plus. 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 homeowners' 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 homeowners 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. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here. Marbury Court also benefits from river views from the roof terrace and a guest suite for visitors who wish to stay (additional charges apply). 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 situated in Northwich lying in the heart of the Cheshire Plain, at the confluence of the River Weaver and River Dane. It 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

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a doors to two walk-in storage cupboards/airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedrooms and bathroom.

### Living Room

The spacious lounge is a true highlight of this apartment,

offering a delightful patio that provides views of the serene river. In addition to the patio, the room benefits from dual-aspect windows that flood it with natural light, creating a bright and airy ambiance. The focal point of the room is the elegant feature fireplace, adding charm and character to the space. For your entertainment and connectivity, you'll find TV and telephone points, as well as a Sky/Sky+ connection point. The room is finished with fitted carpets and raised electric power sockets for your convenience. This inviting lounge seamlessly leads into the open-plan kitchen, creating a harmonious living space

### Kitchen

The kitchen is beautifully finished with full tiling and a range of modern, low and eye-level units and drawers, all complemented by a stylish roll-top work surface. It is equipped with a stainless steel sink featuring a convenient mono lever tap and drainer. The kitchen also boasts an eye-level oven, ceramic hob, cooker hood and a integral fridge freezer for your culinary needs. Natural light streams in through the UPVC window, providing delightful views of the river while you prepare your meals.

### Bedroom One

Generously sized double bedroom with convenient walk-in wardrobe. Ceiling lights, TV and phone point.

### Bedroom Two/Dining Room

Generous double bedroom that can also serve as a versatile dining area. Features include ceiling lights, a TV, and a phone point for added convenience.

### Shower Room

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

### Service Charge (breakdown)

- 1 hour domestic assistance per week
- 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

# 2 bed | £275,000

- 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: £14,068.42 per annum (for financial year ending 09/2025)

Lease length 125 years  
Ground rent: £510 per annum  
Ground rent review date: Jan 2030  
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.

**Car Parking Permit Scheme-subject to availability**  
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

