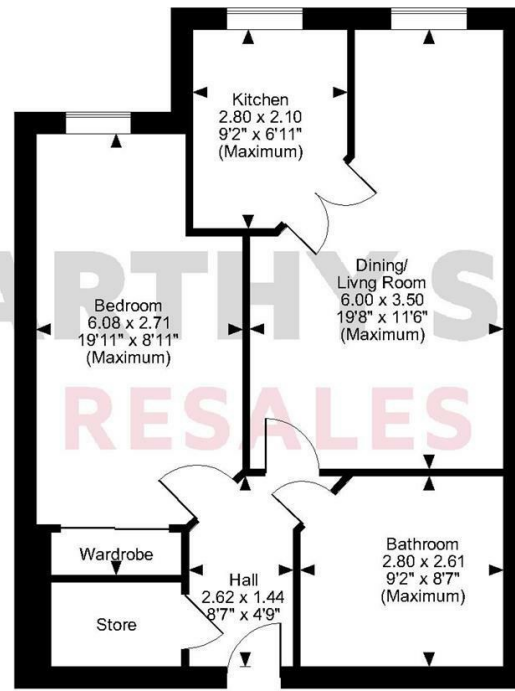
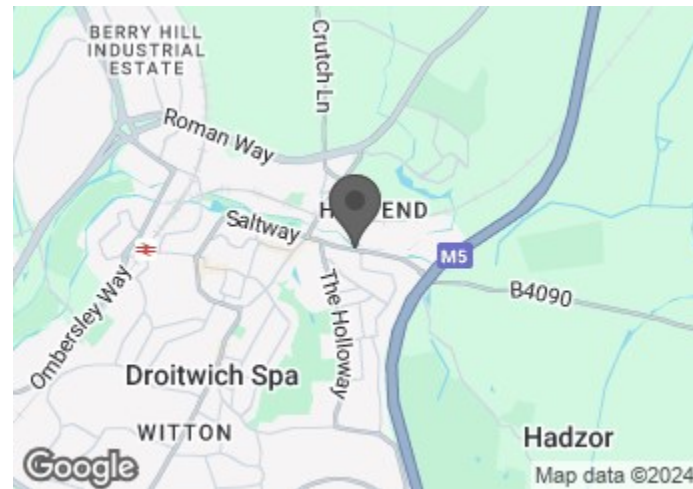


Horton Mill Court, Hanbury Road, Droitwich
 Approximate Gross Internal Area
 570 Sq Ft/53 Sq M



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		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
 RESALES**

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**McCARTHY STONE
 RESALES**

**35 HORTON MILL COURT
 HANBURY ROAD, DROITWICH, WR9 8GD**



A bright and spacious one bedroom apartment with a balcony overlooking the communal grounds and the River Salwarpe. This apartment has been repainted and fitted with new carpets throughout. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

ASKING PRICE £149,500 LEASEHOLD

For further details, please call **0345 556 4104**
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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

1 BED | £149,500

SUMMARY

Horton Mill Court is one of McCarthy & Stone's Retirement Living PLUS developments and is all about making life easier. This includes providing a great value in-house restaurant, for when you don't feel like food shopping or cooking for yourself, a spacious homeowners' lounge for socialising and a guest suite where friends and family can stay for a modest fee. Whether you'd like help with chores such as housework or laundry or simply need a hand with anything else, our Estates Manager and on-site team are there to help.

Our support packages are totally flexible and personalised, so you only pay for the care you actually use. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, which many homeowners choose to use to have their apartment cleaned. Alternatively, other tasks which you could choose to be carried out by our services team include: changing bedding, managing heating systems, shopping for food or posting letters or parcels.

The Your Life Care & Management team offer a range of personal care packages to suit your individual requirements. In addition to the 1 hour domestic assistance included in your service charge, are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise: Domestic Support, such as ironing & laundry or shopping; Personal Care, e.g medication or companionship (please speak to the Property Consultant for further details and a breakdown of charges).

For your reassurance and safety the development has 24-hour on-site staffing, security camera entry systems and a 24-hour emergency call system. Horton Mill Court

has a homeowners' lounge which provides a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night, subject to availability). For added convenience there is an onsite table service restaurant with freshly-cooked meals, provided every day for a modest fee.

ENTRANCE HALLWAY

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 bedroom, bathroom and living room.

LIVING ROOM

A very generously sized living room with ample room for dining furniture. This apartment benefits from French doors leading onto a balcony overlooking the communal grounds and the River Salwarpe. Ceiling light fitting, TV and telephone points. Oak effect double doors lead off to a separate kitchen.

KITCHEN

A light and airy 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 window.

BEDROOM

Central ceiling light fitting. Built in mirror fronted double wardrobe. Wall mounted heater. TV and telephone point. Power points. Double glazed window. Door off to en-suite shower room

BEDROOM TWO

Central ceiling light fitting. Built in fitted furniture. Wall mounted heater. TV and telephone point. Power points.

Floor to ceiling window overlooking the apartment balcony.

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

Service charge: £9,072.65 per annum (for financial year ending 30/09/2025). 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 contact your Property Consultant or House Manager.

CAR PARKING (PERMIT SCHEME)

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

