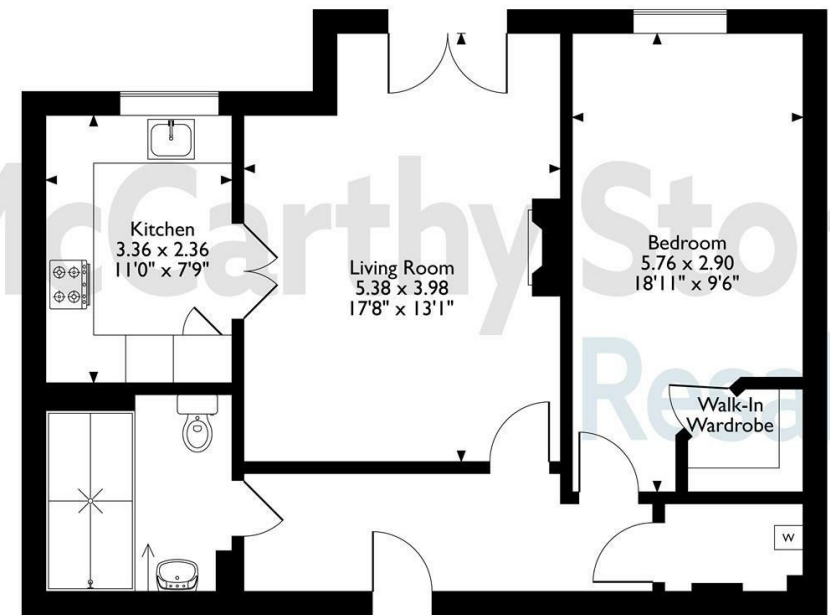


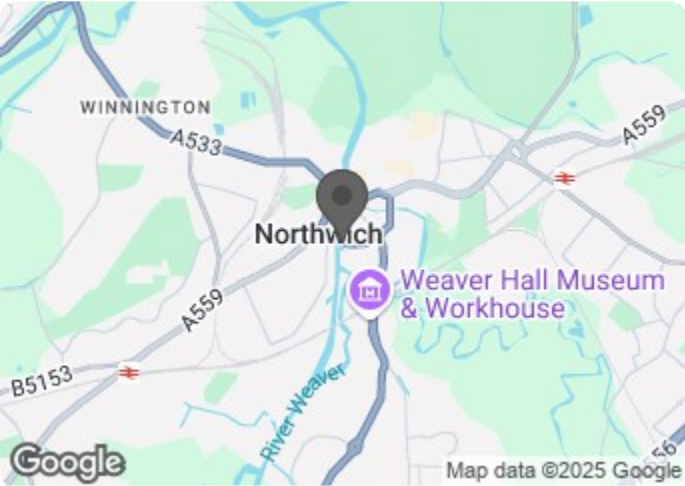
49 Marbury Court, Chester Way, Northwich  
Approximate Gross Internal Area  
63 Sq M/678 Sq Ft



Third Floor

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		
(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	

## 49 Marbury Court

Chester Way, Northwich, CW9 5FQ



## Asking price £175,000 Leasehold

A well-presented THIRD FLOOR apartment with VIEWS TOWARDS NORTHWICH QUAY and the RIVER WEAVER situated within a desirable MCCARTHY STONE RETIREMENT LIVING PLUS DEVELOPMENT for the OVER 70s. Well positioned for amenities, minutes away from the centre.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

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

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 for the over 70s 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 5 minutes from the centre of Northwich with easy to reach shops and amenities. 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.

### The apartment

Spacious apartment with a large lounge. Juliet balcony has westerly aspect toward the river and quay. Third floor position, close to the lift for convenience.

### Entrance Hall

Front door with spy hole leads to the large entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.



### Storage Cupboard

Storage cupboard which houses the boiler and ample room to store additional items or to use as a cloakroom.

### Lounge

Spacious lounge benefiting from a Juliet balcony with westerly views to the river and ample space for dining table. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets.

### Kitchen

Open plan design fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. UPVC window to the front with a partial river view.

### Bedroom

River view double bedroom with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Emergency pull cord.

### Shower Room

Fully tiled and fitted with wet room suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heated towel rail, extractor fan and emergency pull cord.

### 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 Estate Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas,



# 1 bed | £175,000

exterior property maintenance and gardening. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

The annual service charge is £10,304.16 (for financial year ending 30/09/25).

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### 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

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

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

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

### Lease Information

125 years from 1st Jan 2015  
Ground rent: £435 per annum  
Ground rent review: 1st Jan 2034

