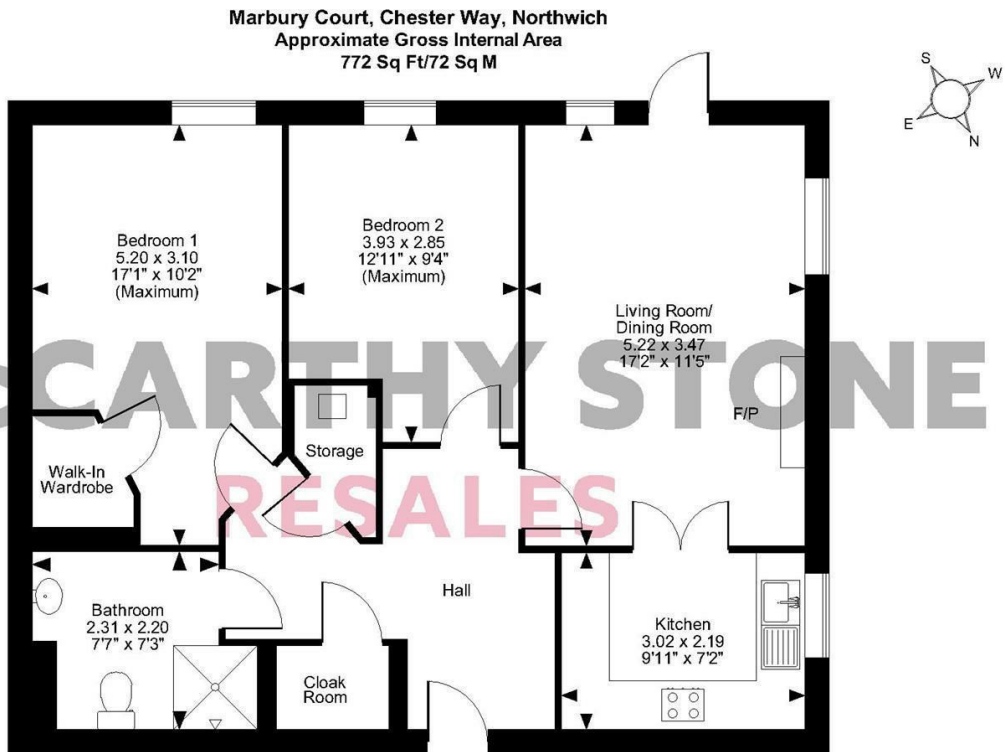


3 Marbury Court

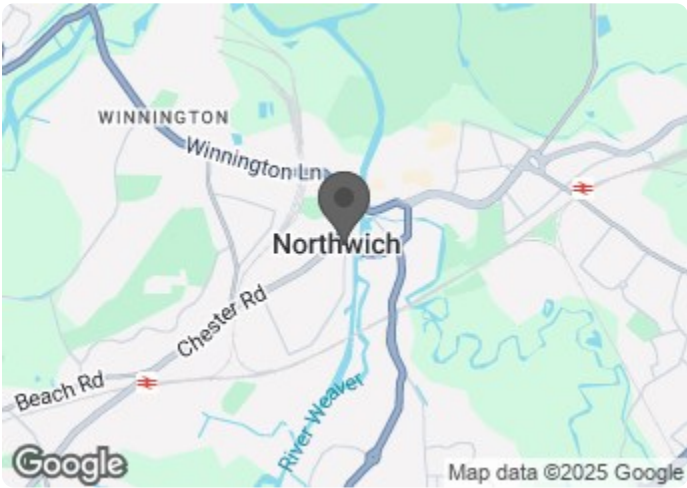
Chester Way, Northwich, CW9 5FQ



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		
(69-80) C	74	74
(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	



Asking price £250,000 Leasehold

Situated in Marbury Court, Northwich, this delightful ground floor apartment is an ideal choice for those seeking a peaceful retirement. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and comfort.

The apartment features a well-appointed bathroom, ensuring convenience and ease of living. One of the standout features of this property is the direct access to communal gardens and patio area.

This retirement apartment is designed with comfort in mind, making it a perfect sanctuary for those looking to downsize without compromising on quality. With its prime location in Northwich, residents will benefit from easy access to local amenities, shops, and transport links, ensuring that everything you need is within reach.

Call us on 0345 556 4104 to find out more.

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

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Chester Way, Northwich

Summary

Marbury Court is a development of 57 one and two bedroom Retirement Living PLUS (formally Assisted Living) apartments on Chester Way, part of the River Weaver Northwich Marina complex.

This Retirement Living Plus development has staff on-site 24 hours a day, a qualified care team, and a table service restaurant serving freshly prepared meals. One hour of domestic assistance per week, per apartment, is already included in the service charge. However, should extra assistance be required, you can also book extra time charged from 15 minutes per session for the qualified staff to help you with other personal care and domestic assistance services. Unlike in a traditional care home environment, you will only pay for the care and assistance you need. The site has a homeowners' lounge for meeting with friends and neighbours. There is also a guest suite giving your guests the option of extending their stay (for additional fee per night).

It is a condition of purchase that residents must meet the age requirement of 70 years of age or above.

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 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 living room, bedrooms and bathroom.

LIVING ROOM

Spacious lounge benefiting from a patio door to communal gardens, there is also an additional window making this room bright and airy. There is a feature coal

effect electric fire which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Leading onto the kitchen via partially glazed door.

KITCHEN

Partially tiled and 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, integral fridge freezer. UPVC window with views towards the river.

BEDROOM ONE

Spacious bedroom master bedroom which also benefits from a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

BEDROOM TWO

Double second bedroom. Ceiling lights, TV and phone point.

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)

- 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

2 bed | £250,000

- Buildings insurance
- The annual service charge is £14883.09 for the financial year ending 30/09/2026. 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. To find out more about the service charges please please contact your Property Consultant or House Manager.

Ground Rent & Lease Information

Ground rent: £510 per annum
Ground rent review: 2039
Lease length 125 years

Car 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.

Additional Information & Services

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

