



Chester Way 4 Marbury Court | Northwich | CW9 5FQ

EDWARD  
**mellor**



## Features

- A one bedroom ground floor apartment
- With retirement living for the over 70s
- With many excellent on site facilities
- Rooftop are with fantastic views
- Short walk to town centre

70s age group which is purposely designed for the enjoyment of retirement and assisted living. There is a rooftop garden with seating space and stunning panoramic views over the marina, town centre and beyond. There are also attractive communal areas with many activities taking place

and an on-site restaurant. There is a guest suite available for visitors, and there is also a laundry room equipped with washing machines and dryers for apartment owners use. Located on the ground floor, apartment has PVCu double glazing. With hall, 24ft lounge/diner with Juliet balcony and kitchen .

Also with a double sized bedroom having storage and wet room. Parking is by allocated space. The fee is £250 per annum and permits are available on a first come first served basis.



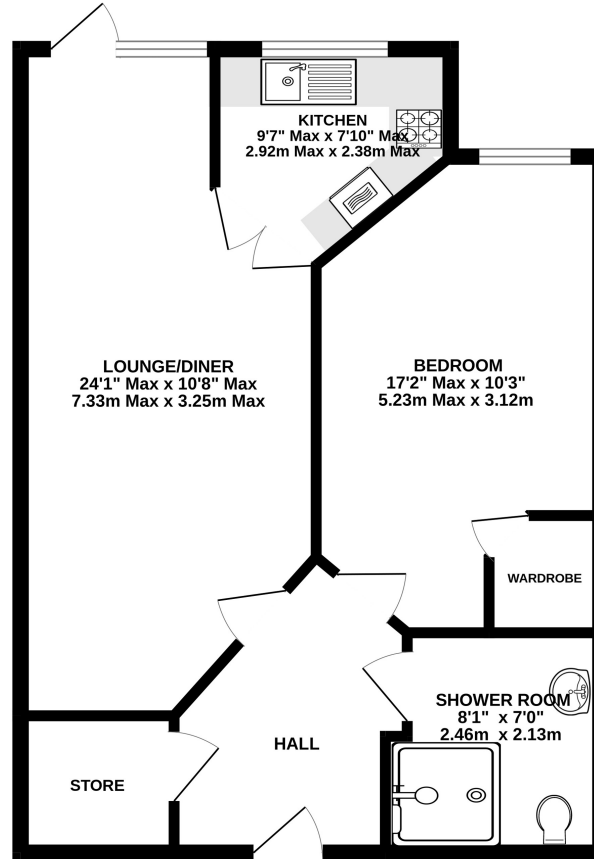
This property is perfect for the convenience of using all the amenities around the town of Northwich. Situated in the town centre connecting to a Waitrose supermarket and a picturesque marina. Just a short walk will lead to many shops and national chain stores including the Barons Quay complex, multiplex cinema, memorial court, and a bus stop.

**SERVICES CHARGE DETAILS :** Cleaning of communal windows - Water rates included - electricity, heating, lighting and power to communal areas - buildings insurance -24 hour emergency call system - upkeep of gardens and grounds - repairs and maintenance to the interior/external communal areas - contingency fund including internal/external redecoration of communal areas. Service charge - £8,550.48 per annum for financial year end 31/09/2023. **TENURE :** The property is leasehold with a 125 year lease from 2015 - Ground rent £425 per annum - Ground rent review date 2030. The service charge does not cover external costs such as council tax, electricity and TV.

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



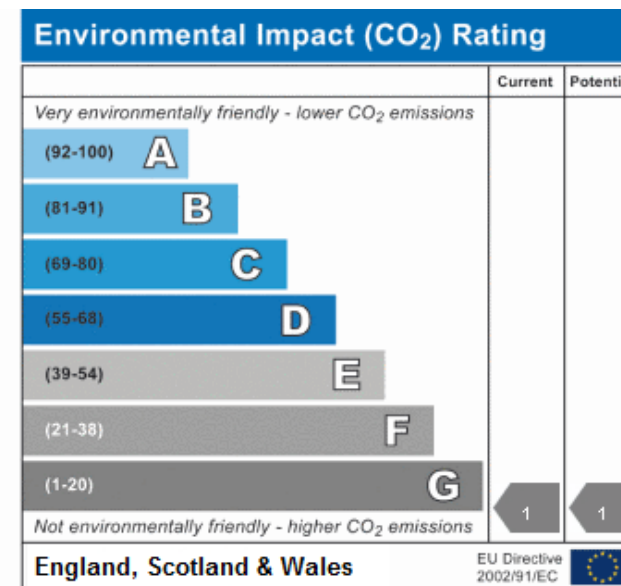
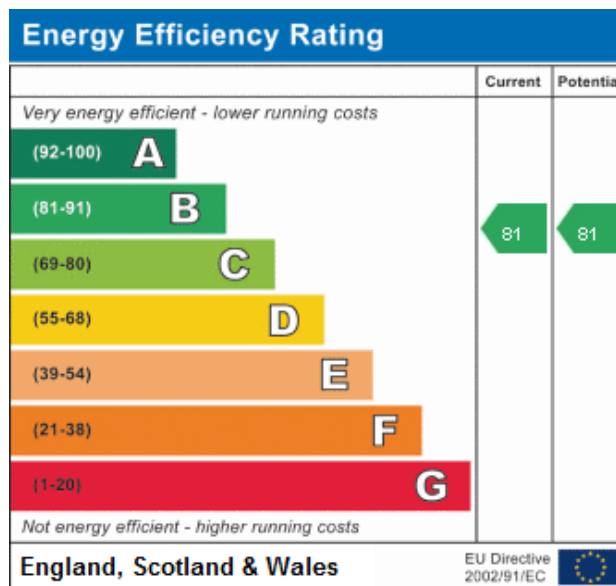
TOTAL FLOOR AREA: 584 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 116 Years
- Annual Ground Rent: £425
  
- Ground Rent Review: 6 Years
  
- Annual Service Charge: £8550.48

## EPC Rating



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