



Marbury Court, Chester Way | Northwich | CW9 5FQ

EDWARD
mellor



Features

- Superbly appointed ground floor apartment
- With one double bedroom and shower room
- 24ft lounge/diner & attractive fitted kitchen
- Giving luxury retirement for the over 70s
- Fabulous rooftop space with fine views

CHAIN FREE AND READY TO MOVE INTO AS SEEN - Conveniently located on the ground floor this well-appointed and recently decorated apartment has underfloor heating, PVCu double glazing, quality newly fitted carpets and curtains/blinds. With hall, walk-in store, spacious 24ft lounge/diner with

double patio doors, fitted kitchen with built in appliances includes a brand new fridge freezer, double sized bedroom with storage and a fully tiled wet room. Parking is by allocated space. The fee is £250 per annum and is on a first come first served basis. This is a luxury development for the

over 70s age group and is designed for the enjoyment of retirement and assisted living. There is a rooftop garden with seating space and panoramic views over the marina. There are attractive communal areas, on-site restaurant and guest suite for friends and family.



VIEW OVER NORTHWICH

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/exterior communal areas - contingency fund including internal/external redecoration of communal areas. Service charge - £9,750 per annum for financial year end 31/09/2024. **TENURE :** The property is leasehold with a 125 year lease from 2015 - Ground rent £435 per annum - Ground rent review date 2030. The service charge does not cover external costs such as council tax, electricity and TV.

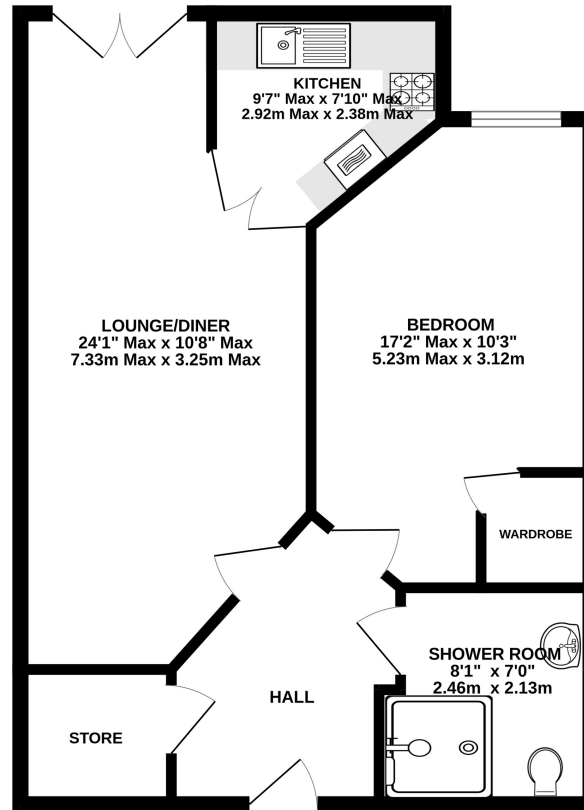


ROOFTOP TERRACE

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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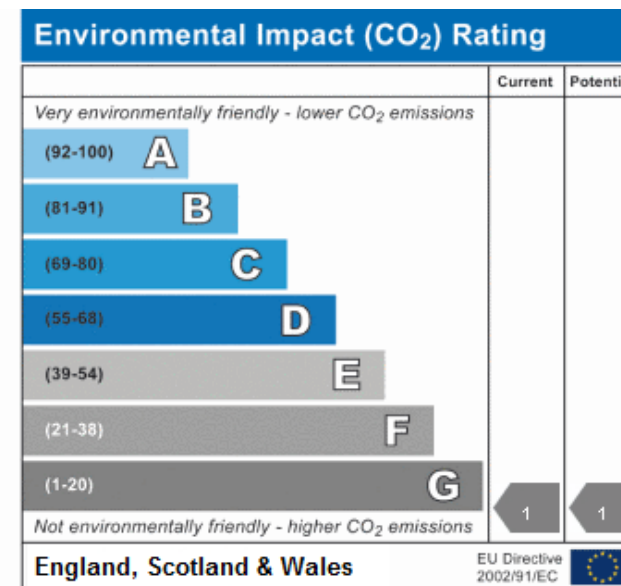
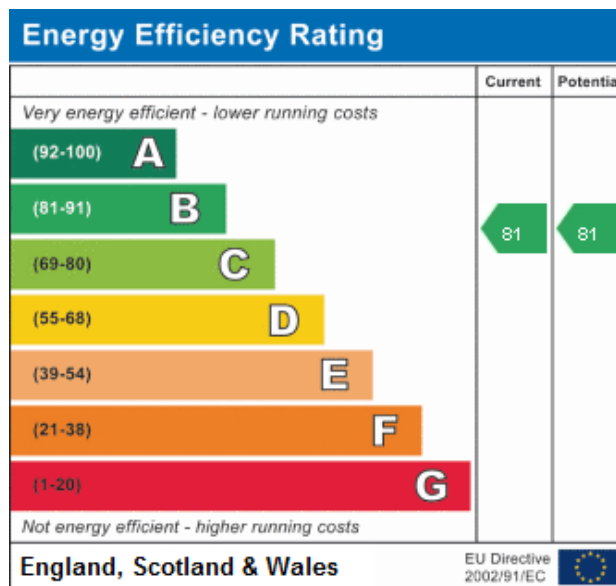
Important Information

- Council Tax Band: B
- Tenure: Leasehold
- Years Remaining on the Lease : 116 Years
- Annual Ground Rent: £435

- Ground Rent Review: 6 Years

- Annual Service Charge: £9750

EPC Rating



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