



Marbury Court | Northwich | CW9 5FQ

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- Retirement apartment with river view
- Lounge and fitted kitchen
- Two bedrooms and bathroom
- In the heart of town centre

A chain free retirement apartment which is ready to occupy immediately. This is a spacious apartment located on the top floor with a river view best enjoyed from the lounge offering both outlook and privacy. Well presented throughout, the property offers comfort, convenience and peace of mind for the over 70s. Residents benefit from

excellent on site facilities which include a restaurant, attractive communal areas and a superb rooftop terrace. All designed for independent living with added support if required. The layout consists of a welcoming entrance hall with storage space giving access to a bright and airy lounge/diner with two sets of French doors adding much

natural light, fitted kitchen with a selection of integrated appliances, two good sized bedrooms and shower room. The property is vacant so AI technology has been used to help buyers by showing furniture.



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.

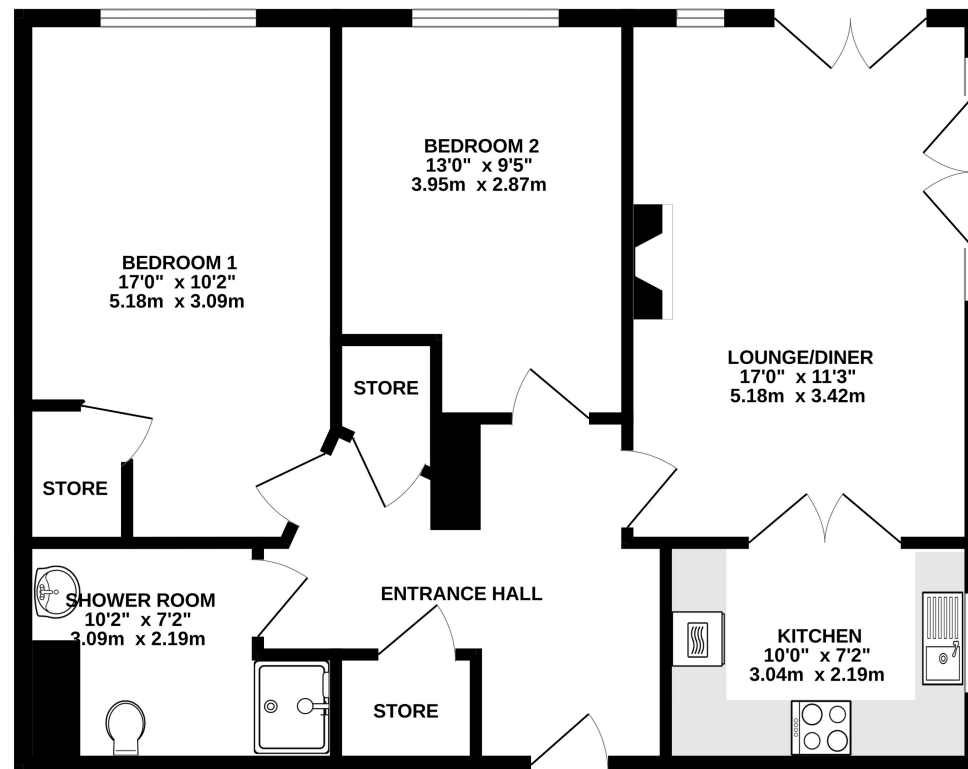
SERVICES CHARGE DETAILS : Cleaning of communal windows - Water rates included - electricity, heating, lighting and power to communal areas - buildings insurance -24 hour emergency call system - upkeep of gardens and grounds - repairs and maintenance to the interior/exterior communal areas - contingency fund including internal/external redecoration of communal areas. **Service charge - £1172.78 per month.** **TENURE :** The property is leasehold with a 125 year lease from 2015 - 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
727 sq.ft. (67.6 sq.m.) approx.



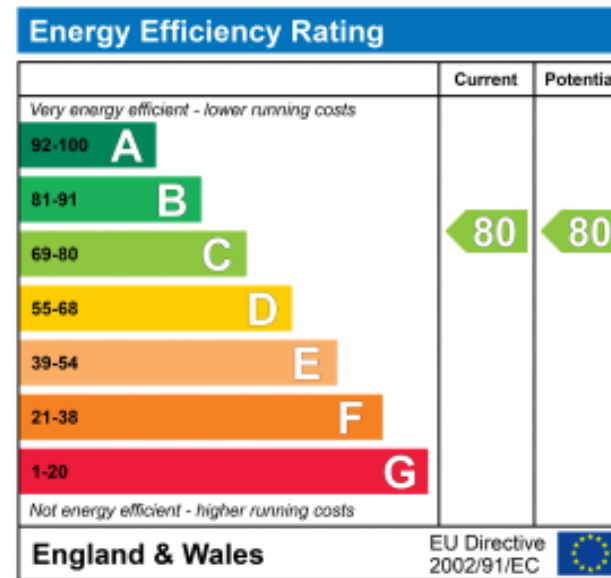
TOTAL FLOOR AREA : 727 sq.ft. (67.6 sq.m.) approx.

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Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Years Remaining on the Lease : 114 Years

EPC Rating



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