



Marbury Court | Northwich | CW9 5FQ

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- Ground floor retirement apartment - over 70s
- Attractive lounge and fitted litchen
- Two bedrooms and shower room
- Superb residents facilities

Situated in a highly sought after development for the over 70s, this delightful ground floor retirement apartment offers a perfect combination of comfort, convenience and community. Ideally located adjacent to a picturesque marina and next to

Waitrose supermarket, the property is just a short, level stroll from the town centre with its range of shops, cafes and local amenities. The well presented apartment which is ready to move into immediately features a welcoming entrance hall, bright and spacious

living room, a well appointed kitchen fitted with a range of integrated appliances, generous master bedroom, bedroom two or dining room and a spacious shower room.



With its prime location and secure, friendly environment, this property offers an ideal setting for independent retirement living with peace of mind and easy access to everything needed. Marbury Court also benefits from a roof terrace with a fabulous view over Northwich including the river and marina. 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.

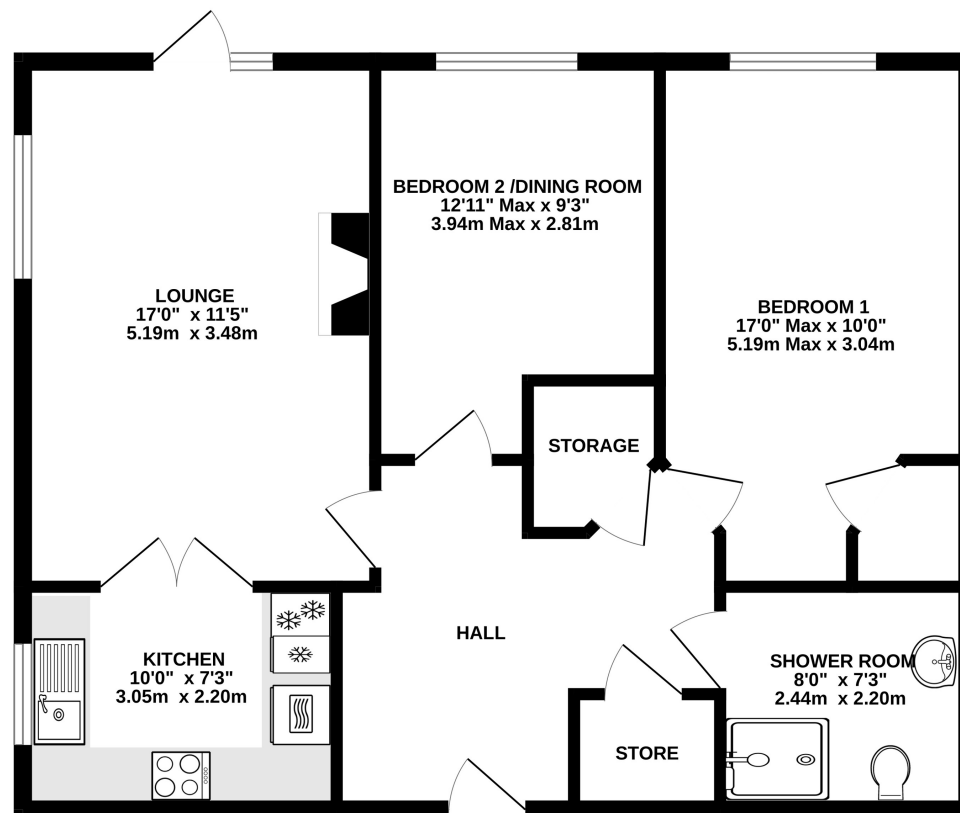
SERVICES CHARGE DETAILS : Cleaning of communal windows - Water rates included - electricity, heating, lighting and power to communal areas - buildings insurance - 24 hour emergency call system - upkeep of gardens and grounds - repairs and maintenance to the interior/exterior communal areas - contingency fund including internal/external redecoration of communal areas. Service charge - £14,833.09 per annum. **TENURE :** The property is leasehold with a 125 year lease from 2015. Ground Rent is £510 per annum. Ground Rent review date 2030. **ASSESSMENTS:** Council Tax Band C - Energy Efficiency Rating - D



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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: C
- Tenure: Leasehold
- Years Remaining on the Lease : 114 Years
- Annual Ground Rent: £510

- Annual Service Charge: £14833.09

EPC Rating

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