



58 Horton Mill Court
Hanbury Road, Droitwich, WR9 8GD

Andrew Grant

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 1 Bedroom  1 Reception  1 Bathroom

Leasehold / 525 sq. ft.
Guide Price £125,000

An excellent upper floor retirement apartment in the sought-after Horton Mill Court development near to Droitwich town centre.

KEY FEATURES

- Retirement property
- Communal gardens
- Residents parking
- Underfloor heating
- Restaurant
- 24-hour management
- Canal walks nearby

Situation

Droitwich Spa is a historic town within Wychavon, Worcestershire. Shopping is mainly focussed on the traditional town centre around Victoria Square, leading to the St Andrews Square Shopping Centre and down to the original High Street, with its local pubs and an eclectic mix of traditional shops.

A Farmers Market is also held regularly in Victoria Square. The Norbury theatre hosts regular shows year round including an annual pantomime and also shows films.





The lido was renovated in 2007 and the lido park is now a pleasant and popular space. Droitwich Leisure Centre at Briar Mill has gym facilities, a sports hall, a swimming pool and squash courts. There are also outside football and astroturf pitches with floodlighting. The centre also runs a squash league and archery society.

Description

With lift access, communal gardens and residents parking, Horton Mill Court is an exclusive assisted living development, built in 2014 by McCarthy and Stone and it is made up of 61 flats.

It is built within a spectacular position next to the River Salwarpe and enjoys gated private access to the riverside towpaths. Horton Mill Court is a securely gated residence and is located close to amenities, only being 250 metres away from Droitwich high street.

The internal accommodation is both light and spacious and radiates from the central hallway with an airing cupboard that offers ample storage. To the rear of the property is the lounge / diner which has views stretching across Horton Mill Court. The kitchen is well appointed and flooded with natural light that comes through the sky light in the roof.

It is well-equipped with a range of wall and base units with laminate work surfaces over and appliances include a ceramic stove with an extractor hood, an electric oven and an integrated fridge freezer.

The master bedroom is a fantastic size with an ample range of built-in wardrobes. The bathroom has a contemporary white suite comprising a low-level WC, bath and wet room with non-slip safety flooring.

The apartment benefits from underfloor heating.



Outside

The property enjoys delightful communal gardens with well-maintained lawns, flower beds and borders.

There is communal parking for residents and visitors.

Facilities

Horton Mill Court provides comprehensive facilities for its residents to include a large resident's lounge, an onsite restaurant providing freshly cooked meals daily, a communal laundry room and service, guest facilities and a care-line alarm service.







Second Floor

Approx. 48.9 sq. metres (525.8 sq. feet)



Total area: approx. 48.9 sq. metres (525.8 sq. feet)

Horton Mill, Droitwich

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 86 | 86 |
| (69-80) | C | | |
| (56-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners - an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

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