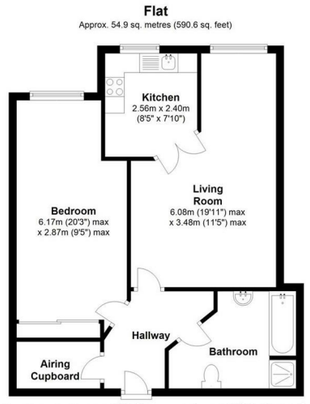
Excellent

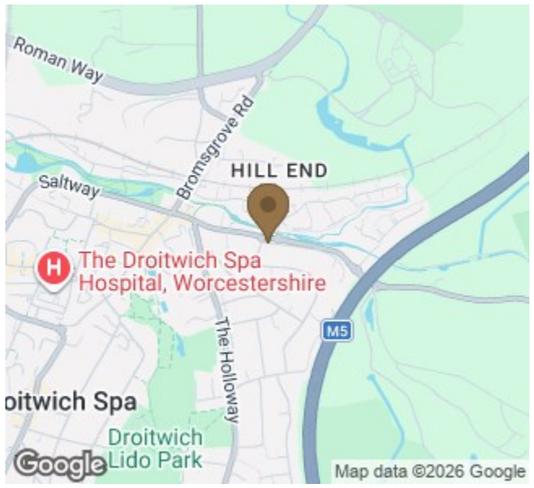
Trustpilot

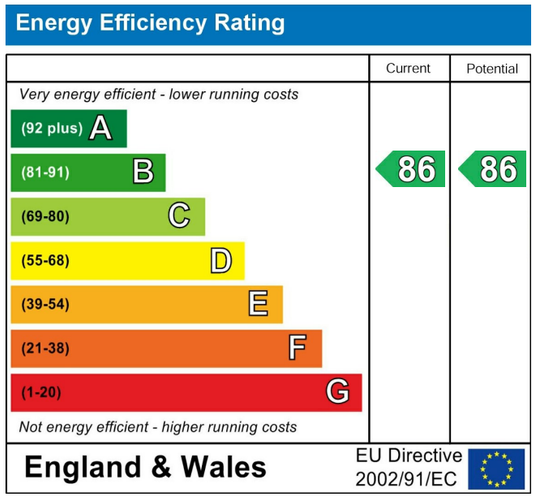
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Total area: approx. 54.9 sq. metres (590.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.





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Registered in England and Wales No. 10716544

The Property Ombudsman







39 Horton Mill Court

Hanbury Road, Droitwich, WR9 8GD

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 39 Horton Mill Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £97,500
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- **VENDOR WILL OFFER A REDUCTION EQUIVALENT TO SIX MONTH SERVICE CHARGE**
- A bright and airy one bedroom apartment
- 24-Hour on-site staffing
- Estates Manager & YourLife team
- Domestic assistance (one hour per week included in the service charge, additional hours by arrangement)
- Personal care packages available from the CQC registered YourLife team
- Guest suite + Function room
- Homeowners' lounge - with audio visual equipment
- Landscaped gardens + Table service restaurant
- Underfloor heating in communal areas

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

39 Horton Mill Court, Droitwich

1 | 1 | Asking price £97,500

Horton Mill Court

Horton Mill Court is one of McCarthy & Stones Retirement Living PLUS range (formally Assisted Living). The development is equipped to provide extra care and assistance via a bespoke care package that suits individual needs. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency. For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite restaurant with freshly cooked meals provided everyday. Communal Laundry Room and service. Set in the heart of the spa town of Droitwich, Horton Mill Court is part of McCarthy & Stone's Retirement Living PLUS range (formally assisted living). The town's historic town centre is located nearby offering a mix of old retail traditions and chain store shopping outlets. The local train station is located approximately one mile from the development, and bus routes give access to Worcester and Birmingham City centre. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Entrance Hall

Emergency intercom. Ceiling light fitting. Door to walk in airing cupboard housing the hot water tank and shelving.

Living Room

A beautifully bright and spacious room with space for dining furniture. Feature fireplace with electronic fire. Two ceiling light points. TV and telephone point. *Carpet replaced in March 2024 - As new* Double doors leading to;

Kitchen

Featuring fully integrated appliances comprising of easy access cooker; fridge and freezer. Induction hob with extractor hood above. Single drainer sink unit with mixer taps has a double glazed window situated above.

Bedroom

Double glazed window. TV and telephone point. Sliding mirrored doors to built in wardrobe with plenty of hanging and storage space. Emergency pull-cord. *RECENTLY RECARPETED IN THE BEDROOM*

Shower Room

Purpose built wet room with non slip safety flooring. Low level bath. Shower unit with curtain and grab rails. Vanity unit with inset sink and mirror above. Heated towel rail. Emergency pull-cord.

Service charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £9,804.76 for the financial year ending 30/09/2027.

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

125 years from 1st Jan 2014
Ground rent £435 per annum
Ground rent review: 1st Jan 2029

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













