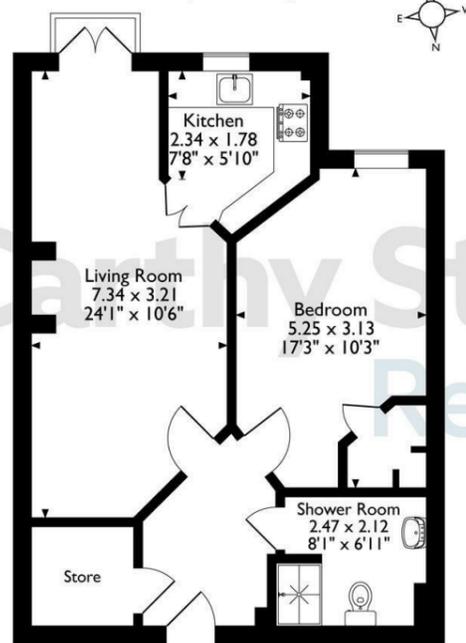


24 Marbury Court, Chester Way, Northwich  
Approximate Gross Internal Area  
56 Sq M/602 Sq Ft



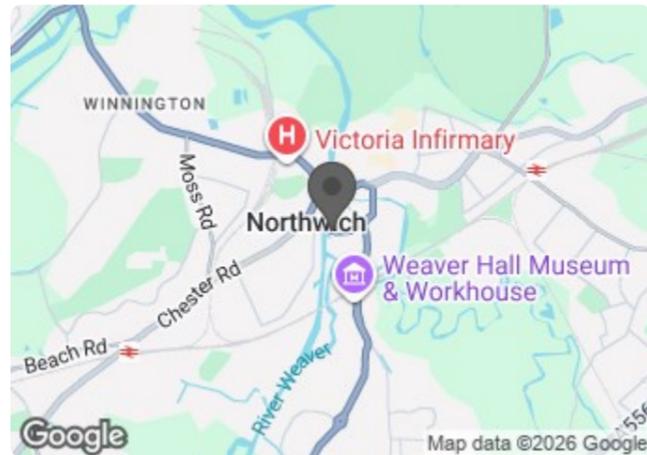
The position & size of doors, windows, appliances and other features are approximate only.  
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**24 Marbury Court**

Chester Way, Northwich, CW9 5FQ



**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>74</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Asking price £168,000 Leasehold**

A beautifully presented one bedroom SOUTH FACING apartment - situated on the first floor.

Marbury Court is a McCarthy Stone retirement living plus development offering excellent COMMUNAL FACILITIES including restaurant, communal lounge and a roof terrace where SOCIAL EVENTS take place.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Marbury Court, Chester Way, Northwich, Cheshire, CW9 5FQ

## 1 Bed | £168,000

Marbury Court is a development of 57 one and two bedroom Retirement Living PLUS (formally Assisted Living) apartments on Chester Way, part of the River Weaver Northwich Marina complex. Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. The site has a homeowners' lounge for meeting with friends and neighbours. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here. One hour of domestic assistance per week, per apartment, is already included in the service charge. However, should extra assistance be required, you can also book extra time charged from 15 minutes per session for the qualified staff to help you with other personal care and domestic assistance services. Unlike in a traditional care home environment, you will only pay for the care and assistance you need. Marbury Court also enjoys scenic river views from its rooftop terrace and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

### Local Area

Marbury Court is situated in Northwich lying in the heart of the Cheshire Plain, at the confluence of the River Weaver and River Dane. It is only 18 miles from the beautiful City of Chester and within easy reach of both Liverpool and Manchester. Northwich is on the main railway line between Chester and Manchester and is only a short distance from the M56 and the M6.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedroom and shower room. Underfloor heating runs throughout the apartment.

### Living Room

Spacious lounge benefitting from French doors which allow lots of south facing light into the room and also leads to a Juliet balcony. The room offers ample space for a dining table and has a feature electric fire with surround which acts as an attractive focal point. TV and digital voice telephone points, Sky/Sky+ connection point, ceiling lights and raised electric power sockets. Glazed panel door leading off to the kitchen.

### Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer sits below the south facing window with blackout blind. Counter level air fryer electric oven with space above for a microwave, four ring ceramic hob and cooker hood. Integral fridge freezer. Ceiling and under pelmet lighting.

### Bedroom

South facing double bedroom with a walk-in wardrobe housing rails and shelving. TV and digital voice telephone points, Sky/Sky+ connection point, ceiling light and raised electric power sockets.

### Shower Room

Fully tiled and fitted with wet room suite comprising of level access shower with hand rails and glass shower screen. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

### Service Charge (breakdown)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge: £10,944.92 for financial year ending 30/09/2026.

Ask about our free entitlements service to find out what benefits you may be entitled to.

### Car Parking Permit Scheme-subject to availability

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

### Leasehold Information

Lease: 125 years from 1st Jan 2015

Ground rent: £435 per annum

Ground rent review date: 1st Jan 2030

### Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

