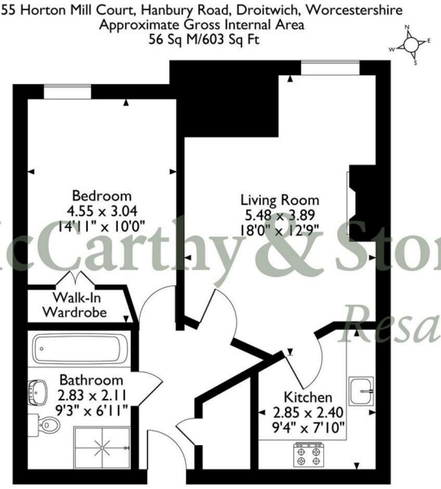
Excellent

Trustpilot

McCarthy & Stone
Resales.

55 Horton Mill Court, Hanbury Road, Droitwich, Worcestershire
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



McCarthy & Stone Resales.

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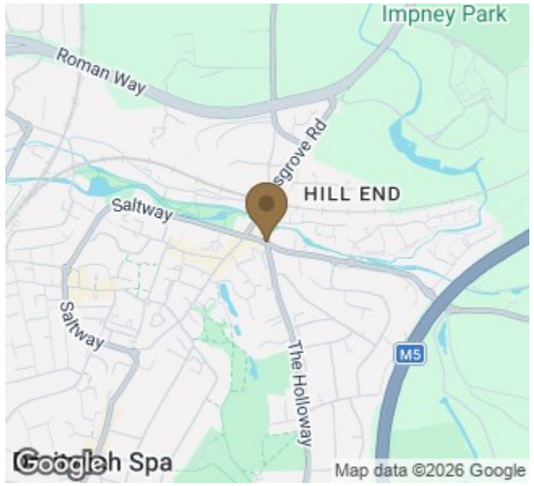

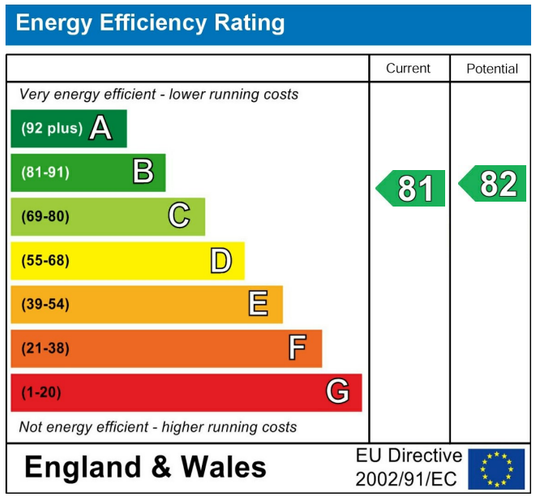

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







55 Horton Mill Court

Hanbury Road, Droitwich, WR9 8GD

1 1 Council Tax Band: C

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 55 Horton Mill Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £135,000
Leasehold

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

Why you'll love living here:

- Estates Manager & YourLife team
- 24-Hour on-site staffing
- Guest suite + Function room
- Homeowners' lounge - with audio visual equipment
- Table service restaurant
- Domestic assistance (one hour per week included in the service charge, additional hours by arrangement)

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

55 Horton Mill Court, Droitwich

1 | 1 | Asking price £135,000

Summary

Horton Mill Court is one of McCarthy & Stone's Retirement Living PLUS developments and is all about making life easier. This includes providing a great value in-house restaurant, for when you don't feel like food shopping or cooking for yourself, a spacious homeowners' lounge for socialising and a guest suite where friends and family can stay for a modest fee. Whether you'd like help with chores such as housework or laundry or simply need a hand with anything else, our Estates Manager and on-site team are there to help.

Our support packages are totally flexible and personalised, so you only pay for the care you actually use. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, which many homeowners choose to use to have their apartment cleaned. Alternatively, other tasks which you could choose to be carried out by our services team include: changing bedding, managing heating systems, shopping for food or posting letters or parcels.

The Your Life Care & Management team offer a range of personal care packages to suit your individual requirements. In addition to the 1 hour domestic assistance included in your service charge, are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise: Domestic Support, such as ironing & laundry or shopping; Personal Care, e.g medication or companionship (please speak to the Property Consultant for further details and a breakdown of charges).

For your reassurance and safety the development has 24-hour on-site staffing, security camera entry systems and a 24-hour emergency call system. Additionally, the flat has its own house alarm.

Horton Mill Court has a homeowners' lounge which provides a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night, subject to availability). For added convenience there is an onsite table service restaurant with freshly-cooked meals, provided every day for a modest fee.

Entrance Hallway

Wall mounted house alarm, emergency intercom and security door entry system. Solid wooden door with spy hole and letter box. Door to storage cupboard. All other doors lead to the bedroom, bathroom and living room.

Living Room

A generously sized living room offering ample space for both lounge and dining areas. The room features an attractive fireplace with inset electric fire and enjoys pleasant views over the rear gardens and towards the River Salwarpe. Oak-effect door lead through to the separate kitchen.

Kitchen

A well-appointed kitchen fitted with sky light allowing plenty of natural light into the Room. A range of integrated appliances, including an easy-access electric oven, four-ring ceramic hob with extractor hood, fridge, freezer and slimline dishwasher. A single drainer sink unit with mixer tap.

Bedroom

Spacious bedroom enjoying pleasant views over the rear gardens and towards the River Salwarpe. Built in mirror fronted double wardrobe.

Bathroom

A purpose built wet room, with slip resistant flooring, equipped with level access shower unit with curtain. Vanity unit with inset wash hand basin and storage, WC and emergency pull-cord.

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 landscaped gardens and 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: £9,804.76 for the financial year ending 30/09/2027.

Car Parking (Permit Scheme)

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 House Manager on site for availability.

Lease Information

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

Additional Information & 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.
• 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

• Fibre to the Cabinet Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













