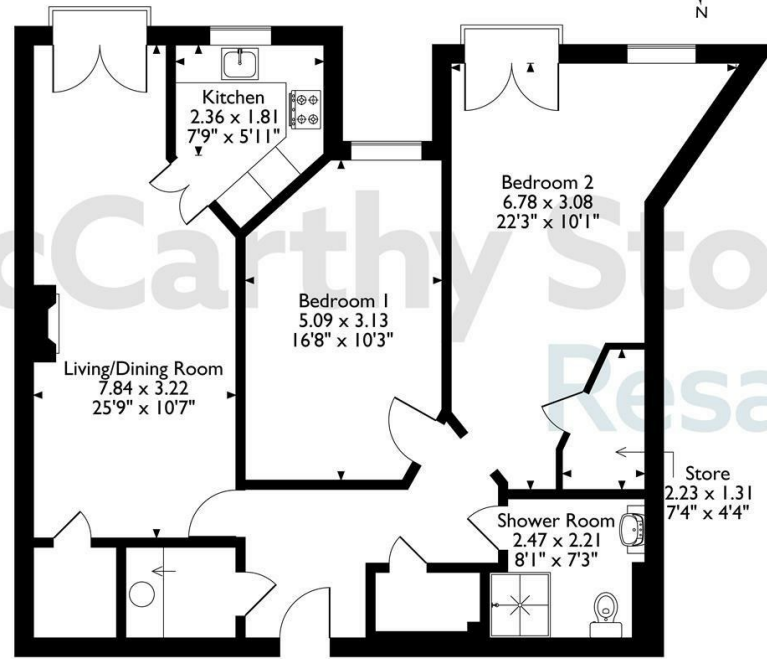


57 Marbury Court, Chester Way, Northwich  
Approximate Gross Internal Area  
89 Sq M/958 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8652352/DST.

**Council Tax Band: C**



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>75</b>	<b>77</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		

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 reproduction is strictly prohibited.

**57 Marbury Court**

Chester Way, Northwich, CW9 5FQ



**Asking price £270,000 Leasehold**

A TWO BEDROOM retirement apartment benefitting from TWO JULIET BALCONIES situated in Marbury Court. McCarthy Stones Marbury Court is a Retirement Living Plus development CLOSE TO NORTHWICH TOWN CENTRE amenities, shops and facilities.

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



# Chester Way, Northwich

## Summary

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.

This Retirement Living Plus development has staff on-site 24 hours a day, a qualified care team, and a table service restaurant serving freshly prepared meals. 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. The site has a homeowners' lounge for meeting with friends and neighbours. There is also a guest suite giving your guests the option of extending their stay (charges and availability TBC by the Estates Manager).

It is a condition of purchase that residents must meet the age requirement of 70 years of age or above.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall. From the hallway there are doors to 2 walk-in storage cupboard/airing cupboards, doors also leading to the lounge, bedrooms and bathroom. Illuminated light switches,

smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall.

## LIVING ROOM

Spacious lounge benefiting from a Juliet balcony with a south facing aspect making this room bright and airy. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Leading into the kitchen.

## KITCHEN

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. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. UPVC window with a south facing aspect.

## BEDROOM ONE

Spacious master bedroom providing a lot of light. This room also benefits from a walk-in wardrobe housing rails and shelving and an additional walk in storage room. Ceiling lights, TV and phone point.

## BEDROOM TWO

Double second bedroom with a light and airy feel and benefitting from a juliet balcony. Ceiling lights, TV and phone point.

## SHOWER ROOM

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

# 2 bed | £270,000

## SERVICE CHARGE

- 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 annual service charge is £14,883.09 for the financial year ending 30/09/2026.

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 please contact your Property Consultant or House Manager.

## CAR PARKING 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.

## ADDITIONAL INFORMATION AND SERVICES

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

## LEASE INFORMATION

Lease: 125 years from 1st Jan 2015  
Ground rent: £510 per annum  
Ground rent review: 1st Jan 2030

