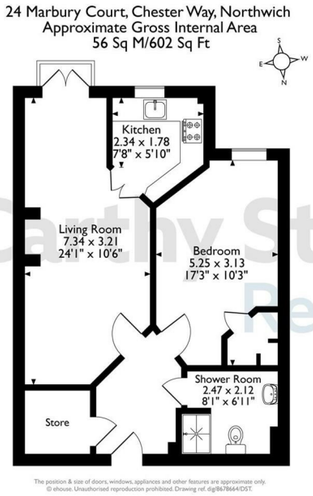
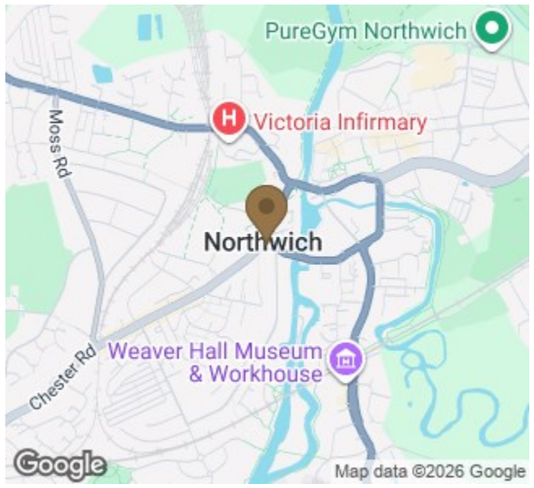
Excellent

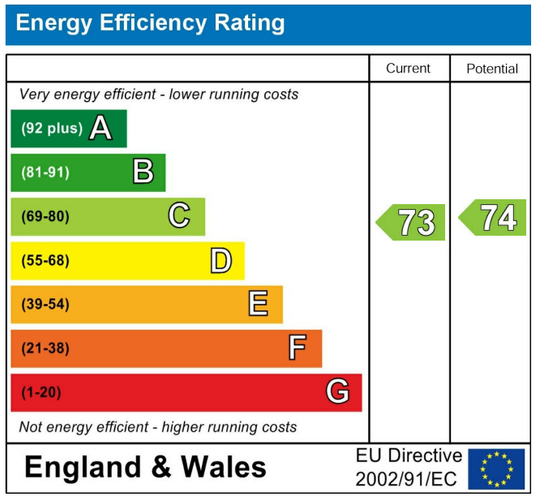
Trustpilot

McCarthy & Stone
Resales.



McCarthy Stone
Resales











24 Marbury Court

Chester Way, Northwich, CW9 5FQ

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 24 Marbury Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £99,950 Leasehold

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

Why you'll love living here:

- One Bedroom First floor apartment
- South facing with Juliette balcony views of the canal
- Table service restaurant
- Guest suite & Laundry Room
- Homeowners' lounge & Roof terrace
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Personal care packages available from the onsite CQC registered care agency
- Estates Manager & YourLife team
- 24-Hour emergency call system
- Close to all amenities

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.

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy & Stone
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Trustpilot Rated Excellent

24 Marbury Court, Northwich

1 | 1 | Offers in the region of £99,950

Marbury Court
Marbury Court is a stunning McCarthy Stone Retirement Living Plus development, purpose-built for the over-70s and designed to support independent living with the added reassurance of tailored on-site services. The development comprises of 57 one and two-bedroom retirement apartments, thoughtfully designed with features that make day-to-day living easier, safer, and more comfortable.
Alongside the privacy and independence of your own apartment, residents can enjoy a vibrant and welcoming community atmosphere. The stylish residents' lounge provides the perfect setting to socialise with friends and neighbours, take part in the many activities organised by residents and the Estate Management team, or host family and friends for special occasions.
At the heart of the development is the table-service restaurant, open daily and serving freshly prepared, nutritious lunches at a reasonable cost. Residents can dine with family and friends, and special dietary requirements can be catered for to ensure an enjoyable dining experience for all.
Further enhancing the lifestyle on offer, Marbury Court benefits from a beautiful roof terrace with views over the River Weaver, as well as a guest suite providing comfortable accommodation for visiting family and friends.
For added peace of mind, an Estate Manager is available on site, while a 24-hour emergency call system, incorporating personal pendant alarms and emergency call points throughout each apartment, ensures help is always close at hand.
Ideally situated in the historic market town of Northwich, Marbury Court enjoys a convenient location within easy walking distance of Waitrose supermarket and a range of local shops, cafés and amenities. The development is approximately 18 miles from the city of Chester and offers excellent transport links to Liverpool and Manchester. Northwich benefits from a mainline railway station with services between Chester and Manchester and is conveniently located near both the M56 and M6 motorways, making travel throughout the North West simple and accessible.

Property Overview
This beautifully presented, south-facing, one-bedroom first-floor apartment offers bright, comfortable accommodation within the highly regarded Marbury Court Retirement Living Plus development in Northwich.
The inviting living area benefits from French doors opening onto a Juliet balcony, allowing natural light to fill the room.
The accommodation includes a modern fitted kitchen with integrated appliances, including a recently fitted oven with an air fryer setting, a generously sized double bedroom with a walk-in wardrobe, and a contemporary wet room featuring a fitted glass shower screen, WC and wash basin, providing a stylish and practical finish.
Ideally positioned within the development, the apartment is conveniently located close to the communal lift, laundry facilities and bin storage areas, offering easy access without being directly adjacent to these facilities.
Combining comfort, convenience and independent living, this attractive apartment presents an excellent opportunity to enjoy a relaxed retirement lifestyle within a welcoming and supportive community.

Social Lifestyle
The Communal Lounge is at the heart of the community at Marbury Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings exercise classes, Knitters club, Film nights and monthly social events with either a quiz or live entertainment. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Marbury Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Care & Support
One of the greatest benefits of being a McCarthy Stone homeowner is having access to the friendly, flexible and dedicated domestic and personal care team onsite each day. But don't take our word for it, see what our homeowners have to say about our lifestyle support services:

"The staff have always been friendly, helpful and absolutely wonderful at providing care when it was really needed."

"A safe and warm approach to care, delivered with professionalism and skill."

"The care is exceptional. The staff enjoy their job and this shines through to the care that they give."

"The support and care from the team is brilliant: everyone is friendly, empathetic and professional. They are very responsive and have adapted their support to meet his changing needs."

Roof Terrace
Marbury Court boasts a stunning roof terrace with ample contemporary seating, overlooking the confluence of the River Weaver and River Dane. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

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.

Service Charge
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
• Maintenance of communal lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Daily cleaning of communal areas
• Cleaning of windows
• Maintenance of 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.

Service Charge: £11,659.92 per annum (up to financial year ending 30 September 2027).

Additional Information & Services
• Full fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Leasehold Information
Lease Length: 125 years from 1st Jan 2015
Ground rent: £435 per annum
Ground rent review: 1st Jan 2030
Marbury Court is designed for residents aged 70 and over. Buyers approaching the age of 70 may also be considered, depending on their individual circumstances and subject to approval by the landlord and property manager.

Moving Made Easy
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 speak with our Property Consultant today.













