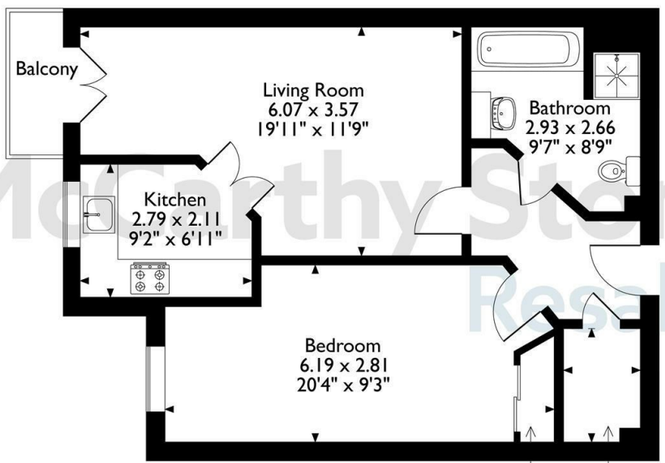
McCarthy Stone
Resales

27 Horton Mill Court, Hanbury Road, Droitwich, Worcestershire
Approximate Gross Internal Area
57 Sq M/614 Sq Ft




**First Floor Flat**

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

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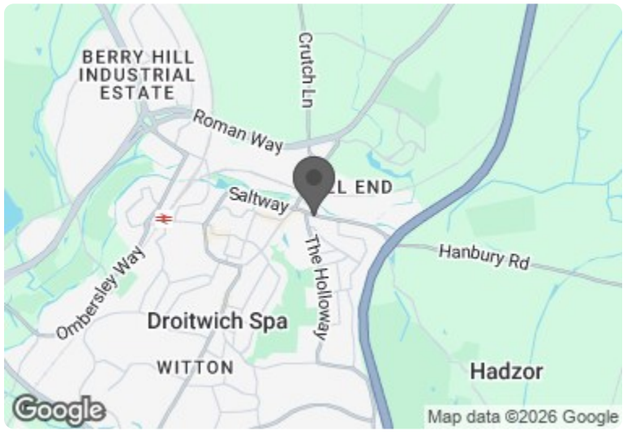
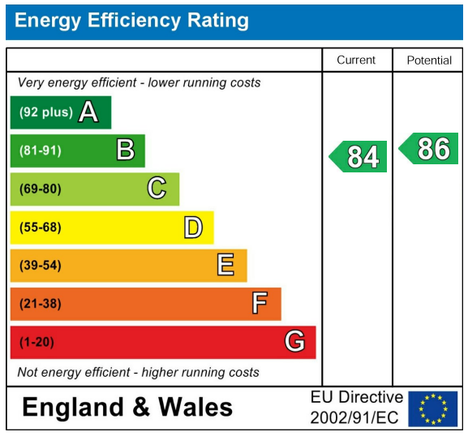
Council Tax Band: B




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. 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

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The Property Ombudsman

McCarthy Stone
Resales

# 27 Horton Mill Court

Hanbury Road, Droitwich, WR9 8GD

PRICE REDUCED

## PRICE REDUCTION

## Asking price £139,950 Leasehold

*Come along to our Coffee Afternoon - Tuesday 27th October 2026 - from 2pm to 4pm - BOOK YOUR PLACE TODAY!*

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF HORTON MILL COURT - BOOK NOW!

A DELIGHTFUL ONE BEDROOM FIRST FLOOR MCCARTHY & STONE RETIREMENT LIVING PLUS APARTMENT. (previously known as Assisted Living).THE PROPERTY BENEFITS FROM UNDERFLOOR HEATING THROUGHOUT. A BRIGHT AND SUNNY APARTMENT WITH THE DESIRABLE BENEFIT OF A WALK-OUT BALCONY MAKING IT FEEL OPEN AND AIRY. THE DOUBLE BEDROOM COMES COMPLETE WITH BUILT IN WARDROBE. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

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

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

# Horton Mill Court, Hanbury Road, Droitwich, 1 Bed | £139,950

PRICE REDUCED

## 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 £30 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. Underfloor heating.

## Living Room

A very generously sized living room, feature fireplace and inset electric fire with ample room for dining. Double glazed door from the lounge leading to a walk out balcony area. two ceiling lights, TV and telephone points. Oak effect double doors lead off to a separate kitchen. Underfloor heating.

## Kitchen

A modern kitchen featuring integrated appliances comprising; easy access electric oven; fridge-freezer. Ceramic hob with extractor hood above. Single drainer sink unit with mixer tap. Two double glazed electrically operated windows. Underfloor heating.

## Bedroom One

Two central ceiling light fittings. Built in mirror fronted double wardrobe. TV and telephone point. Power points. Double glazed window. Underfloor heating.

## Bathroom

Wet room with slip resistant flooring. Low level bath with hand grips. Level access shower with grab rails and shower curtain. WC with surrounding fitted hand rails. Vanity unit wash hand basin with storage below and a fitted mirror above. Emergency pull cord. Heating towel rail. Small storage cupboard. Underfloor heating.

## 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. To find out more about the service charges please 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)

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

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

## 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 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

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