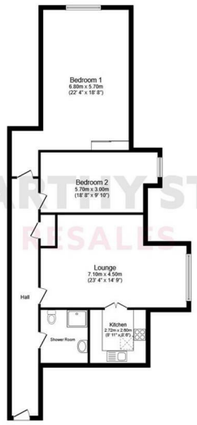
Excellent

Trustpilot

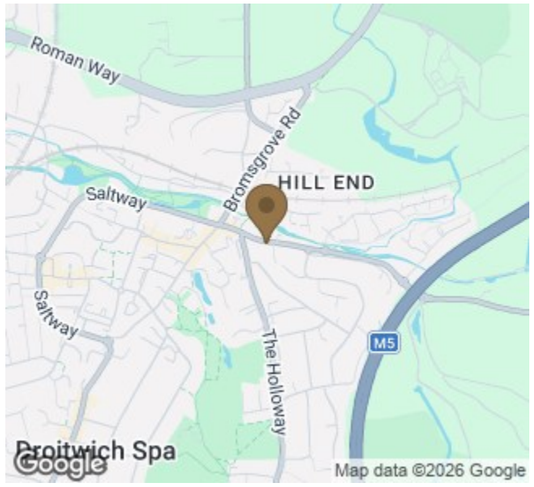
McCarthy & Stone
Resales.

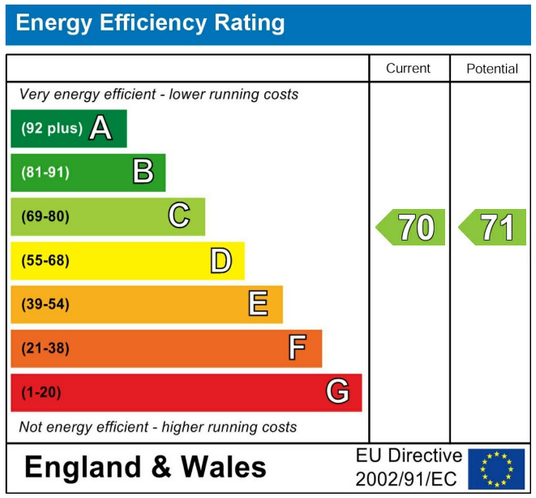


McCARTHY STONE
RESALES

Total floor area 106.8 m² (1,149 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







47 Horton Mill Court

Hanbury Road, Droitwich, WR9 8GD

2 | 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 47 Horton Mill Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £170,000
Leasehold

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

Why you'll love living here:

- Generous Two Bedroom Retirement Apartment for Over 70's
- Second Floor with Lifts to all Floors
- Modern Fitted Kitchen with Applaiances
- Shower Room with Washer and Dryer
- Domestic assistance (one hour per week included in the service charge, additional hours by arrangement)
- 24-Hour on-site staffing
- Guest suite + Function room
- Homeowners' lounge - with audio visual equipment
- Table service restaurant
- Pet Friendly

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

47 Horton Mill Court, Droitwich

2 | 1 | Asking price £170,000

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.

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 that can assist with service charges or living costs.

• 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.

Entrance Hallway

Generous and welcoming entrance hallway with 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 bedrooms, bathroom and living room.

Living Room

A very generously sized living room, feature fireplace and inset electric fire with ample room for dining. A double glazed windows with pleasant views out. Ceiling light fitting, TV and telephone points. Oak effect double doors lead off to a separate kitchen.

Kitchen

A light and airy delightful kitchen featuring integrated appliances comprising; easy access electric oven; fridge and freezer. Ceramic hob with extractor hood above. Single drainer sink unit with mixer tap. Electrically operated Velux window.

Bedroom One

A good sized master bedroom having a central ceiling light fitting. Built in mirror fronted double wardrobe. Wall mounted heater. TV and telephone point. Power points. Double glazed window.

Bedroom Two

A second double bedroom having a central ceiling light fitting. Wall mounted heater. TV and telephone point. Power points.

Shower Room

Shower room with slip resistant flooring. Level access shower with grab rails and shower curtain. WC. Vanity unit wash hand basin with storage below and a fitted mirror above. Emergency pull cord. Plumbing for a washing machine and space for a tumble dryer.

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: £13,256.54 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

Ground Rent: £510 per annum
Ground Rent Review: 1st Jan 2029
Lease Length: 125 years from 1st Jan 2014

Additional Information & Services

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













