Excellent

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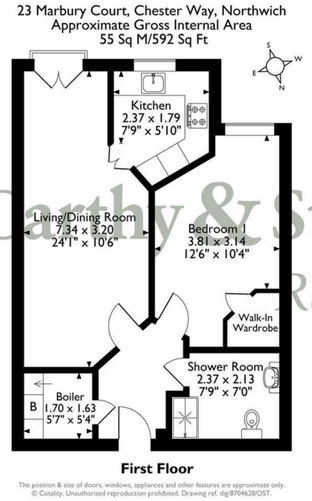

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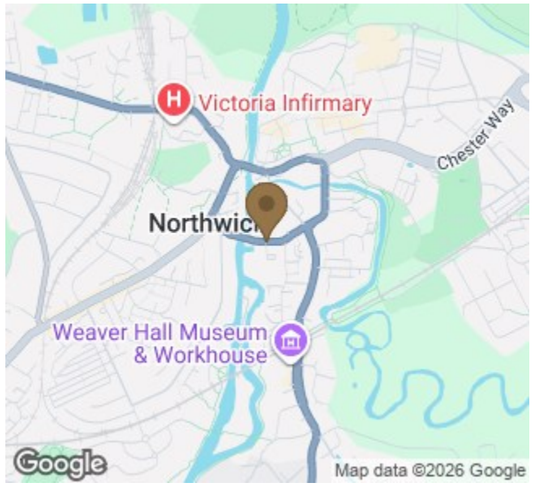

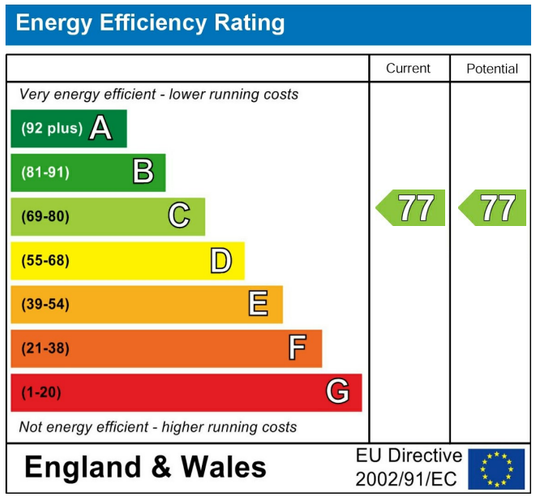

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







23 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 23 Marbury Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £80,000 Leasehold

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

Why you'll love living here:

- Homeowners' lounge
- Guest suite
- Table service restaurant
- Lift to all floors
- 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
- Laundry Room
- Close to all amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Marbury Court, Northwich

1 | 1 | Offers in the region of £80,000

Marbury Court
Marbury Court was built by McCarthy & Stone purpose built for retirement living plus formally assisted living. The development consists of 57 one and two-bedroom retirement apartments for the over 70's with design features to make day-to-day living easier.
As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the residents' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by residents and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.
Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements.
Marbury Court also benefits from river views from the roof terrace and a guest suite for visitors who wish to stay. For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

Local Area
Marbury Court is conveniently located next door to a Waitrose supermarket and just within 350 meters walk to Northwich's town centre. Lying in the heart of the Cheshire Plain, at the confluence of the River Weaver and River Dane, Northwich is only 18 miles from the beautiful City of Chester and within easy reach of both Liverpool and Manchester. Northwich is on the main railway line between Chester and Manchester and is only a short distance from the M56 and the M6.

Property Overview
This very well presented one-bedroom first-floor apartment enjoys a bright south-facing position with french doors opening to a Juliet balcony. The accommodation includes a modern fitted kitchen with integrated appliances, a generous double bedroom with walk-in wardrobe, and a contemporary wet room with WC and wash basin.

Within easy walking distance of the communal lift giving access to the homeowners' lounge and Marbury Court's excellent facilities, including an on-site restaurant and function room.

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.

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.

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

Service Charge (RLP)
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.

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

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Info
Lease Length: 125 years from 1st Jan 2015
Ground rent: £435 per annum
Ground rent review: 1st Jan 2030
Age restriction normally over 70 years OR approaching 70 years old subject to the incoming resident's circumstances and the approval of the landlord and the 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.

Car Parking Permit 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.













