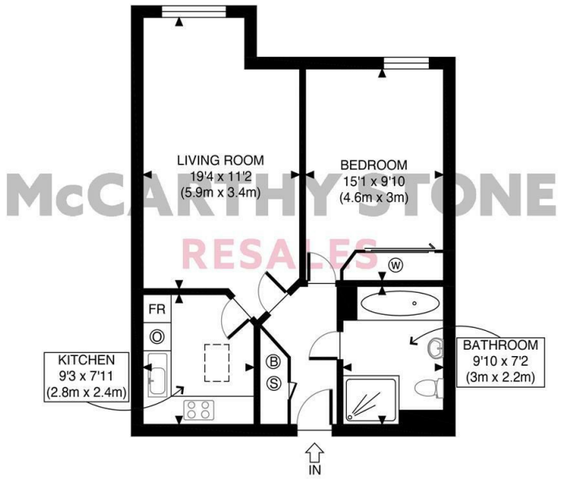
McCarthy Stone
Resales

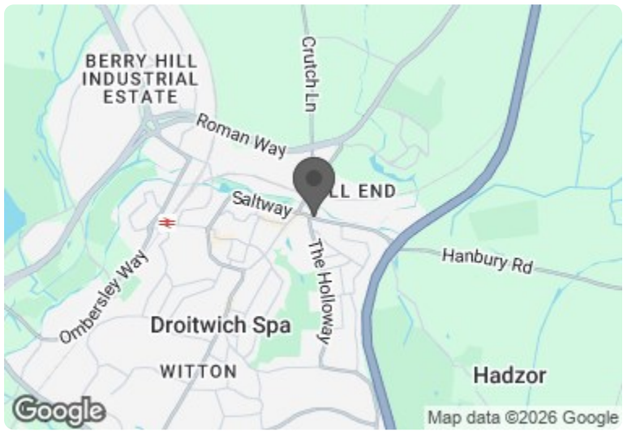


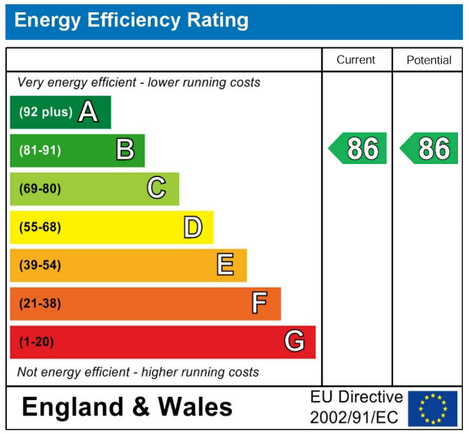
McCARTHY STONE
RESALES

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 569 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 569 SQ FT / 53 SQM	Droitwich Spa
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 09/05/23
	photoplan

Council Tax Band: B





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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

58 Horton Mill Court

Hanbury Road, Droitwich, WR9 8GD

PRICE REDUCTION

Asking price £120,000 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!

SUPERBLY PRESENTED one bedroom retirement apartment set in the VERY POPULAR Horton Mill Court development
~Bespoke care packages available from the on-site care team~

Call us on 0345 556 4104 to find out more.

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

Horton Mill, Court, Hanbury Road,

1 Bed | £120,000

PRICE REDUCED

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.

Horton Mill Court

Horton Mill Court, a McCarthy & Stone Retirement Living PLUS development, focuses on simplifying life. It features an in-house restaurant offering great value for those times you prefer not to cook or shop, a spacious lounge for homeowner socialization, and a guest suite available for friends and family at a modest charge. Assistance with daily tasks like housework or laundry is readily available from our Estates Manager and the on-site team.

Support packages are designed to be flexible and personalized, ensuring homeowners only pay for the care they use. The service charge includes one hour of domestic assistance per week, which can be used for apartment cleaning or other services such as changing bedding, managing heating systems, grocery shopping, or sending mail.

Your Life Care & Management offers a variety of personal care packages tailored to individual needs. Beyond the included hour of domestic help, homeowners can select from bespoke packages for additional support with domestic tasks or personal care—details and pricing are available through the Property Consultant.

The development ensures safety and peace of mind with 24-hour staffing, security cameras, and an emergency call system, plus individual house alarms for each flat.

Horton Mill Court also boasts a homeowners' lounge, ideal for entertaining guests. For those visiting from out of town, the Guest Suite can be booked for an extended stay at a typical fee of £25 per night, subject to availability. For added convenience...

Entrance Hall

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. Underfloor heating.

Living Room

A bright and airy living space with room for dining furniture under the double glazed windows with pleasant views out. Ceiling light fitting, TV and telephone points. Oak effect double doors lead off to a separate kitchen. Underfloor heating. Emergency pull cord plus (compatible with pendant or wrist alarms).

Kitchen

A light and airy delightful dual aspect 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. Double glazed electrically operated windows. Underfloor heating.

Bedroom

A bright and spacious double bedroom. Central ceiling light fitting. Built in mirror fronted double wardrobe. TV and telephone point. Power points. Double glazed window. Underfloor heating. Emergency pull cord plus (compatible with pendant or wrist alarms).

Bathroom

Wet room with slip resistant flooring. Low level bath with hand grips. 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 plus (compatible with pendant or wrist alarms). 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

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: £435 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