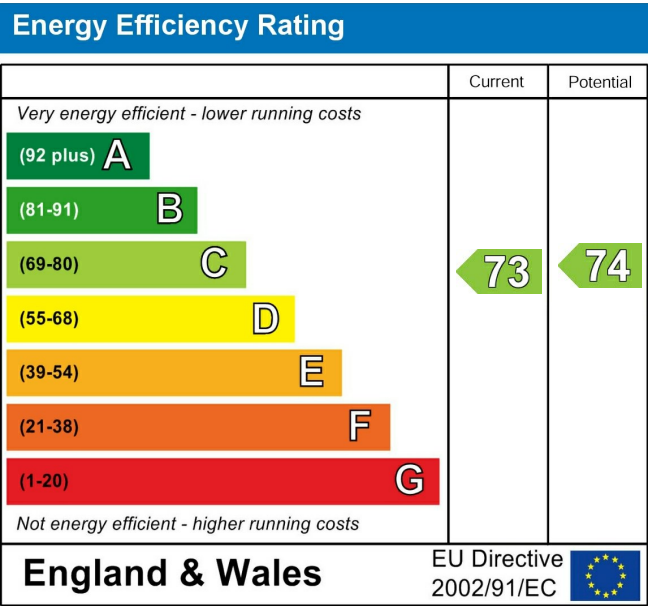
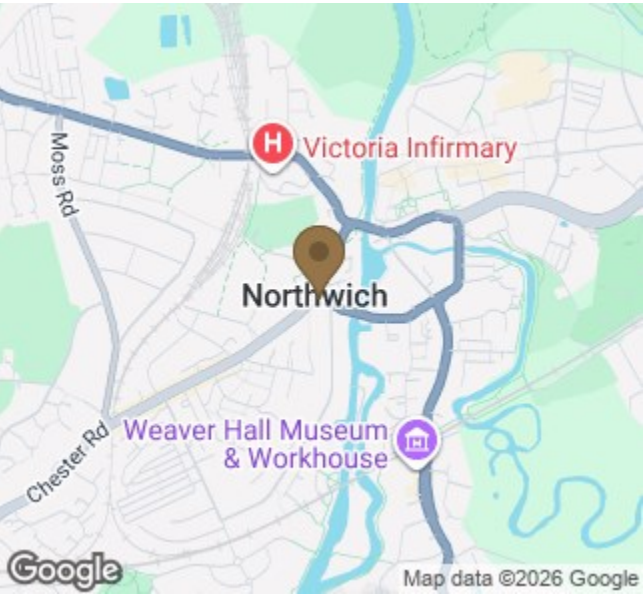
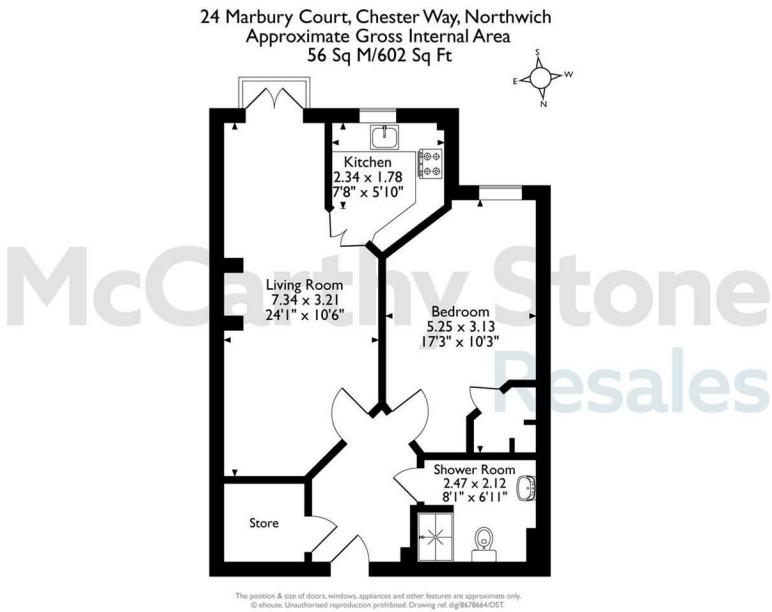




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



24 Marbury Court

Chester Way, Northwich, CW9 5FQ

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:

- Spacious retirement apartment offered in great condition
- South facing apartment with Juliette balcony offering 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

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

24 Marbury Court, Northwich

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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.

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
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).

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.

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.

