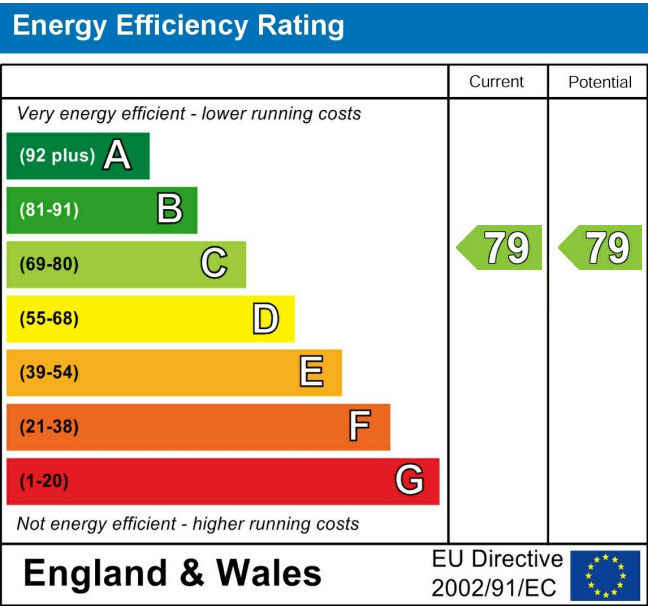
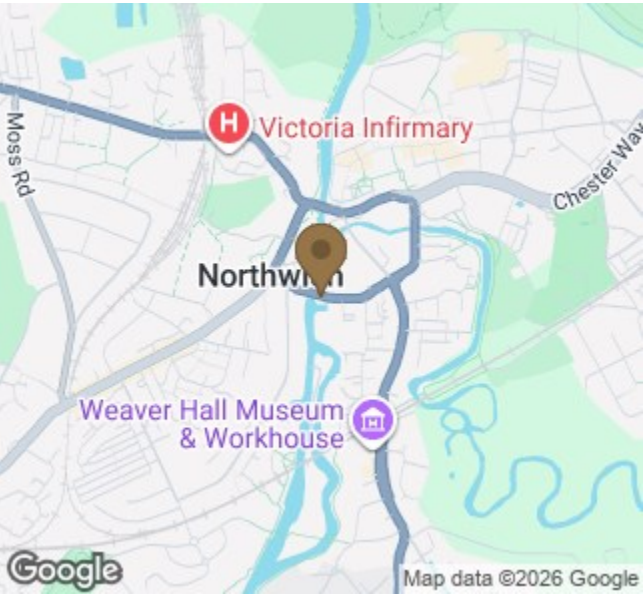
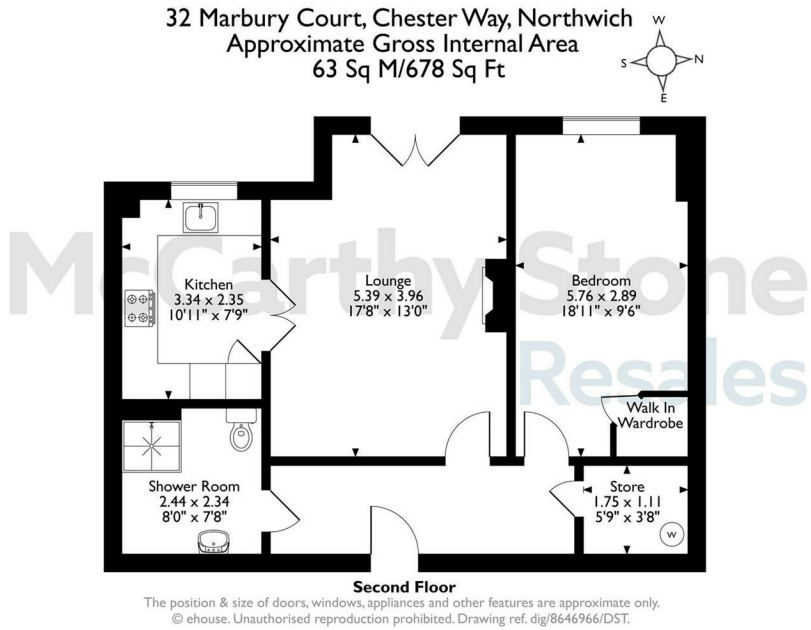




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Registered in England and Wales No. 10716544



## 32 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 32 Marbury Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £125,000  
Leasehold

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

- Why you'll love living here:
- A one bedroom second floor apartment with JULIET BALCONY
  - Estates Manager & YourLife team
  - Homeowners' lounge & Table service restaurant
  - Lift to all floors, Roof terrace
  - 24-Hour emergency call system
  - Domestic assistance (1hr included in service charge - additional hours by arrangement)
  - Personal care packages available from the onsite CQC registered care agency
  - Guest suite for friends and family
  - Laundry Room
  - Part exchange scheme available

McCarthy & Stone  
Resales.

**Summary**  
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 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 homeowners' 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 homeowners 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. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here.

Marbury Court also benefits from river views from the roof terrace and a guest suite for visitors who wish to stay (additional charges apply). 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 situated in Northwich lying in the heart of the Cheshire Plain, at the confluence of the River Weaver and River Dane. It 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.



**Entrance Hall**  
Front door with spy hole leads to the large entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour Tunstall emergency response pull cord system are located in the hall. Doors lead to the living room, bedroom and bathroom.

**Living Room**  
Spacious lounge benefiting from a Juliet balcony and space for a dining table. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Double partially glazed doors leading into the kitchen.

**Kitchen**  
Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. UPVC window to the side.

**Bedroom**  
Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, UPVC window, TV and phone point.

**Wet Room**  
Fully tiled and fitted with suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

**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

Service charge: £11,659.92 per annum (for financial year end 30/09/2027).

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 Estate Manager.

**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 Estate Manager on site for availability.

**Leasehold Information**  
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.

- Additional Services & Utilities**
- Full Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

