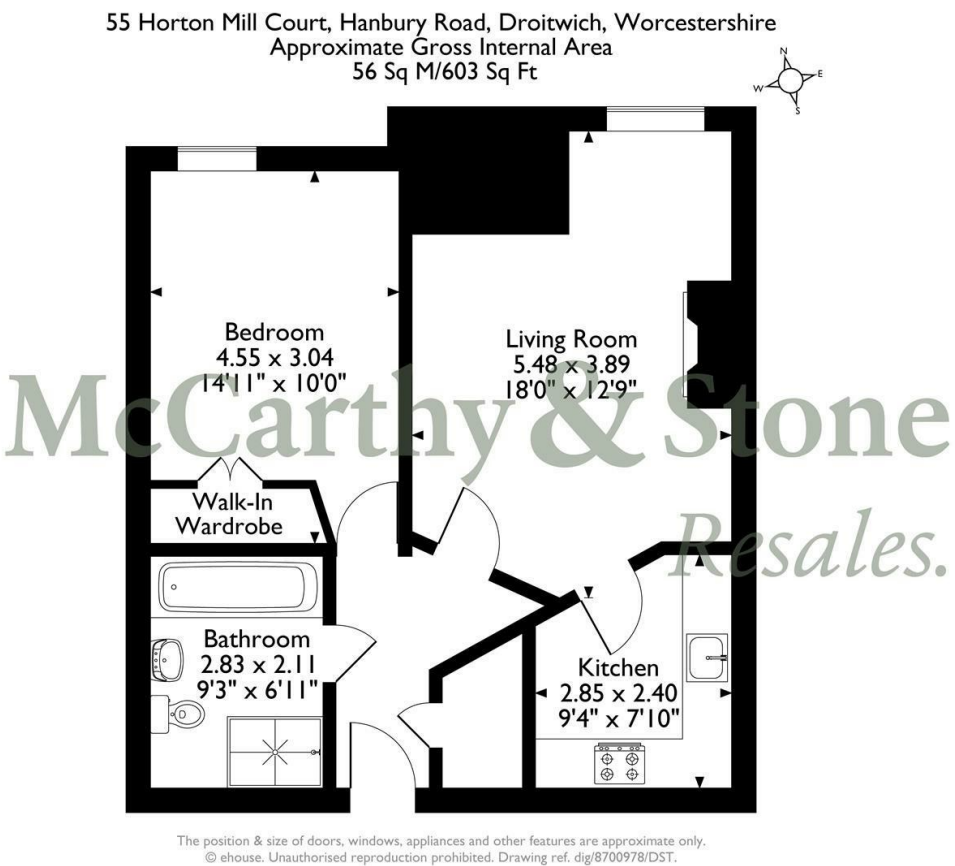


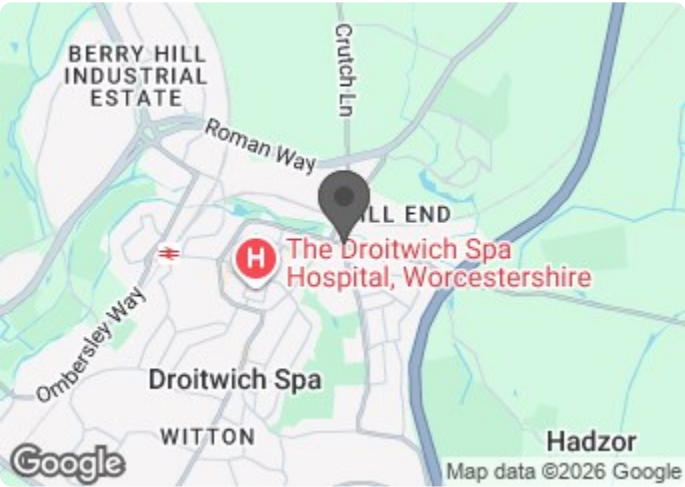


55 Horton Mill Court

Hanbury Road, Droitwich, WR9 8GD



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Asking price £135,000 Leasehold

*Come along to our coffee afternoon - Tuesday 25th August 2026 - from 2pm to 4pm -
BOOK YOUR PLACE TODAY!*

A beautifully presented one bedroom second floor apartment with views towards the rear gardens and River Salwarpe. Horton Mill Court is a McCarthy & Stone retirement living plus development where residents benefit from an on-site restaurant, welcoming communal lounge, 24-hour staffing, and domestic assistance.

Call us on 0345 556 4104 to find out more.

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

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Horton Mill Court, Hanbury Road, Droitwich, WR9 8GD

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.



Entrance Hallway
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 bedroom, bathroom and living room.

Living Room
A generously sized living room offering ample space for both lounge and dining areas. The room features an attractive fireplace with inset electric fire and enjoys pleasant views over the rear gardens and towards the River Salwarpe. Oak-effect door lead through to the separate kitchen.

Kitchen
A well-appointed kitchen fitted with sky light allowing plenty of natural light into the Room. A range of integrated appliances, including an easy-access electric oven, four-ring ceramic hob with extractor hood, fridge, freezer and slimline dishwasher. A single drainer sink unit with mixer tap.

Bedroom
Spacious bedroom enjoying pleasant views over the rear gardens and towards the River Salwarpe. Built in mirror fronted double wardrobe.

Bathroom
A purpose built wet room, with slip resistant flooring, equipped with level access shower unit with curtain. Vanity unit with inset wash hand basin and storage, WC and emergency pull-cord.

Service charge (breakdown)
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



1 Bed | £135,000

- 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.

Annual Service Charge: £9,416.88 for the financial year ending 30/09/2026.

Car Parking (Permit Scheme)
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 House Manager on site for availability.

Lease Information
Ground rent: £435 per annum
Ground rent review: 1st Jan 2029
Lease: 125 years from 1st Jan 2014

Additional Information & Services
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.
 - 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 CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Fibre to the Cabinet Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

