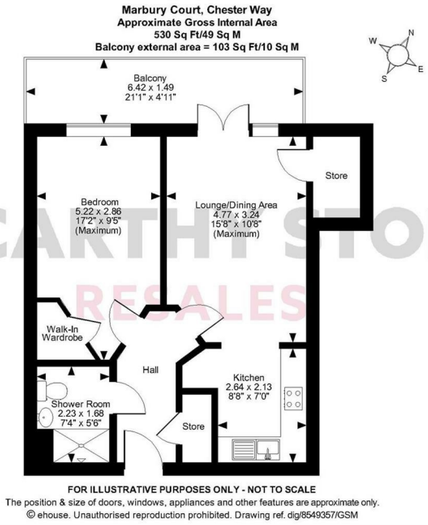
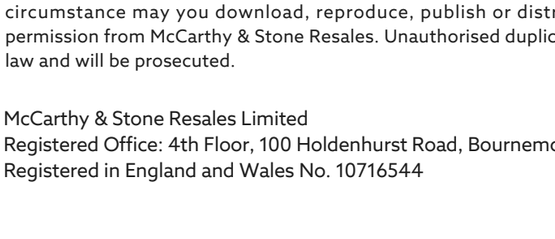
Excellent

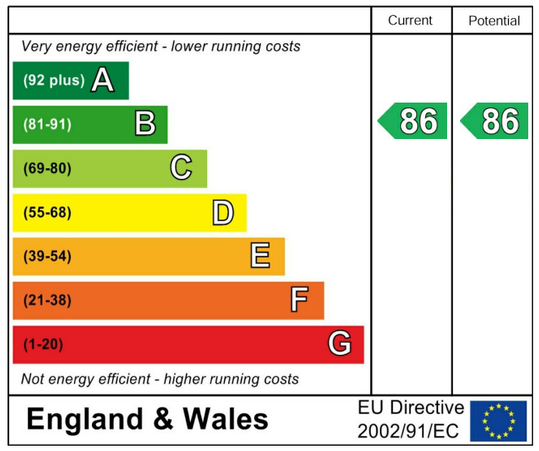
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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







11 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 11 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:

- One bedroom, First floor retirement apartment
- Large walk out west facing balcony
- Canal views
- Lift to all floors, Guest suite & Laundry Room
- Roof terrace with superb marina and river views
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Personal care packages available from the onsite CQC registered care agency
- Estates Manager. 24 hour careline system
- Part exchange scheme available
- Table service restaurant

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

11 Marbury Court, Northwich

1 | 1 | Asking price £125,000

Marbury Court
Built by McCarthy Stone and thoughtfully designed for Retirement Living Plus (formerly Assisted Living), Marbury Court is an attractive development of 57 one and two-bedroom retirement apartments, created to make everyday living easier, more comfortable, and secure.
Alongside the privacy and independence of your own apartment, Marbury Court offers a vibrant community atmosphere with a range of excellent communal facilities. The welcoming homeowners' lounge provides the perfect place to socialise with neighbours, enjoy activities organised by residents and the management team, or spend time with visiting friends and family. It also offers an ideal setting for hosting special occasions and celebrations.
A particular highlight of the development is the on-site table-service restaurant, open daily and serving freshly prepared, nutritious lunches for homeowners and their guests at reasonable prices. Special dietary requirements can be catered for, and residents can also make use of the function room, which is available for private gatherings and celebrations.
Additional facilities include a stunning roof terrace with views over the river, a guest suite for visiting family and friends (subject to availability and additional charges), and a computer area for residents' use. For added peace of mind, there is an on-site Estate Manager and a 24-hour emergency call system, accessed via a personal pendant alarm and call points throughout each apartment.

Marbury Court enjoys a convenient location in the market town of Northwich, set within the heart of the Cheshire Plain at the meeting point of the River Weaver and River Dane. The historic city of Chester is just 18 miles away, while Liverpool and Manchester are both easily accessible. Excellent transport connections, including a main railway line linking Chester and Manchester, together with easy access to the M56 and M6 motorways, make this an ideal base for enjoying both local amenities and the wider region.

It is a condition of purchase that residents must meet the age requirement of 70 years of age or above.

Apartment Overview
This well presented west facing one bedroom apartment features a bright lounge with plenty of space for lounging and dining, a focal point fireplace and a large storage cupboard, with glass doors opening onto a large balcony that catches the afternoon and evening sun. An open plan, fully integrated kitchen offers a waist-height oven with space for a microwave above, a four ring ceramic hob with extractor fan, all wooden finish cupboards and a white ceramic sink. The double bedroom is filled with light from floor to ceiling windows and includes a walk in wardrobe, a fully tiled wet room style shower room provides a WC, handrails, a vanity style sink and heated towel rail, and the corridor offers a further storage cupboard.

Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

"Our social calendar is busier than ever, with something for all tastes and abilities."

"Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99."

"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Marbury Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Care & Support
The personal care services available at Marbury Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

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.

Car Parking Permit Scheme
Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

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
• 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 (for financial year end 30th Sept 2027).

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

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

Lease Information
Lease Length: 125 years from 2015
Ground rent: £435 per annum
Ground rent review: Jan-30
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.













