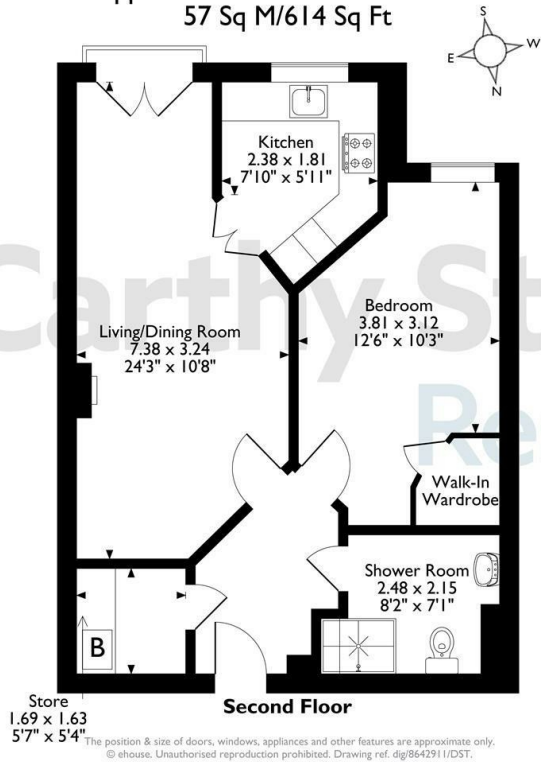
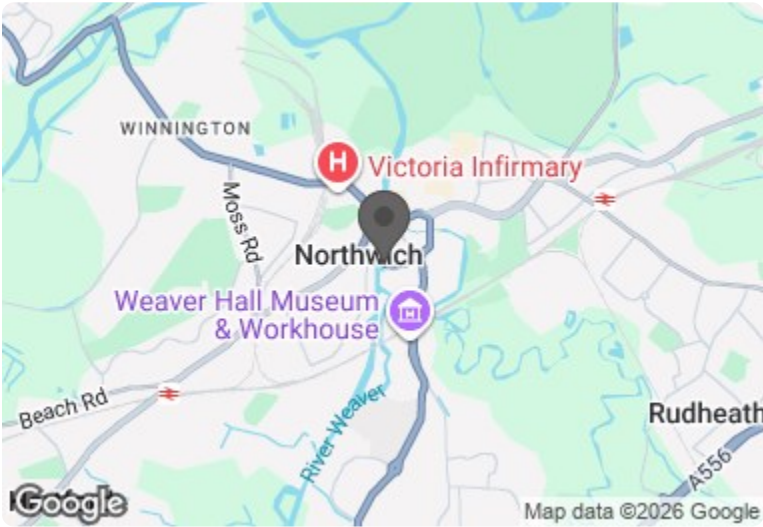


Marbury Court, Chester Way, Northwich  
Approximate Gross Internal Area  
57 Sq M/614 Sq Ft



Council Tax Band: B



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 76                      | 78        |
| (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 |           |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes without prior written permission from McCarthy & Stone Resales Limited.



## 40 Marbury Court

Chester Way, Northwich, CW9 5FQ

PRICE  
REDUCED



PRICE REDUCTION

Asking price £95,000 Leasehold

A second floor SOUTH FACING apartment with JULIET BALCONY in the McCarthy Stone MARBURY COURT development in Northwich.  
The communal facilities on offer within this development include; an IN-HOUSE RESTAURANT, Homeowners social lounge and a STUNNING ROOF TERRACE.  
A wide range of Northwich centre local amenities in easy reach.

Call us on 0345 556 4104 to find out more.

# Chester Way, Northwich

### Summary

Marbury Court is a development of 57 one and two bedroom Retirement Living PLUS (formally Assisted Living) apartments on Chester Way, part of the River Weaver Northwich Marina complex.

This Retirement Living Plus development has staff on-site 24 hours a day, a qualified care team, and a table service restaurant serving freshly prepared meals. One hour of domestic assistance per week, per apartment, is already included in the service charge. However, should extra assistance be required, you can also book extra time charged from 15 minutes per session for the qualified staff to help you with other personal care and domestic assistance services. Unlike in a traditional care home environment, you will only pay for the care and assistance you need. The site has a homeowners' lounge for meeting with friends and neighbours. There is also a guest suite giving your guests the option of extending their stay (for additional fee per night).

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

### ENTRANCE HALL

Your front door with spy hole and letter box leads to the large entrance hall where a smoke detector, illuminated light switches and the apartment's security door entry system and the 24-hour Tunstall emergency response pull cord system. A large storage cupboard in the hall houses the heating system and Ventaxia air ventilation system. Further doors lead to the lounge, bedroom and wet-room.

### LIVING ROOM

Spacious lounge benefiting from a Juliet balcony and space for dining. There are TV and telephone points, a Sky/Sky+ connection point, fitted carpets and raised

electric power sockets. Oak effect feature double doors with glazed panels lead into the kitchen.

### KITCHEN

Fully fitted kitchen with a range of modern wood effect low and eye level units and drawers with a granite effect roll top work surface. Stainless steel sink with mono lever tap and drainer sits beneath the double glazed window. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. Under counter lighting, central ceiling light, tiled splash backs and tiled flooring.

### BEDROOM

Double bedroom with double glazed window and central ceiling light fitting. Door to walk in wardrobe with shelving and rails. TV and telephone point. Power points.

### SHOWER ROOM

Fully tiled wet room comprising of level access shower with slip resistant flooring, adjustable shower head and hand rail. WC, vanity unit with wash basin and mirror above. Shaving point, electric heated towel rail, extractor fan and emergency pull cord.

### 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, but does include

# 1 Bed | £95,000

the cost of your Estate Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

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

**Car Parking Permit Scheme-subject to availability**  
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.

### Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Lease Information

Ground rent: £435.00 per annum  
Ground rent review: 1st Jan 2030  
Lease: 125 years from 1st Jan 2015

PRICE  
REDUCED

