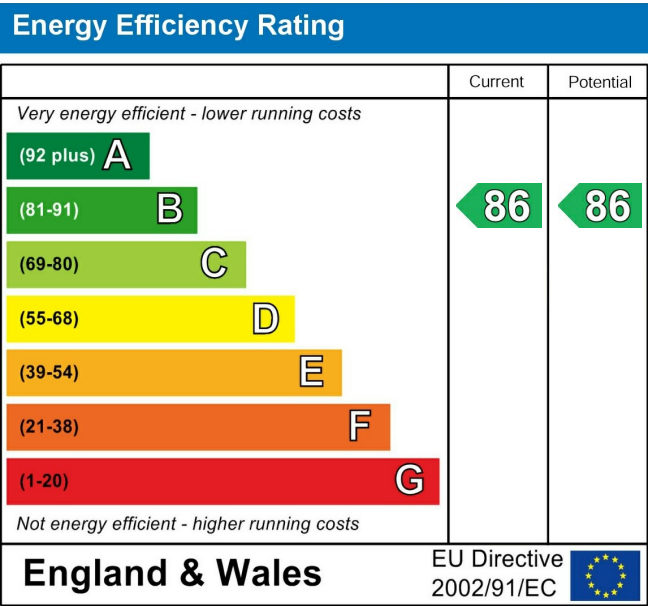
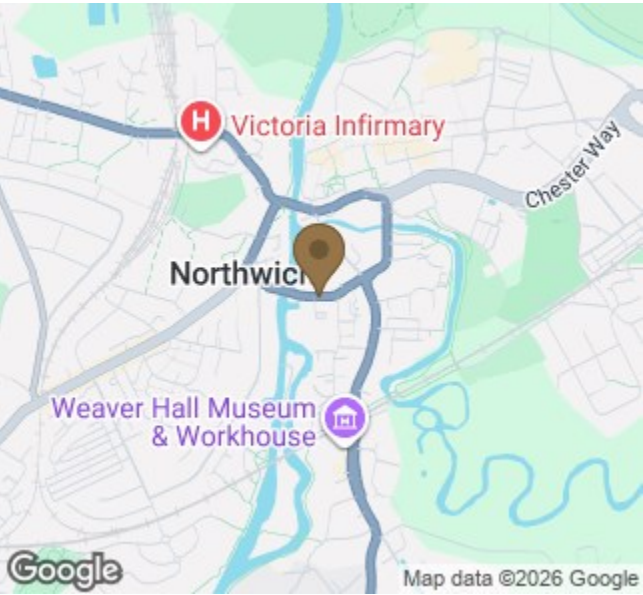
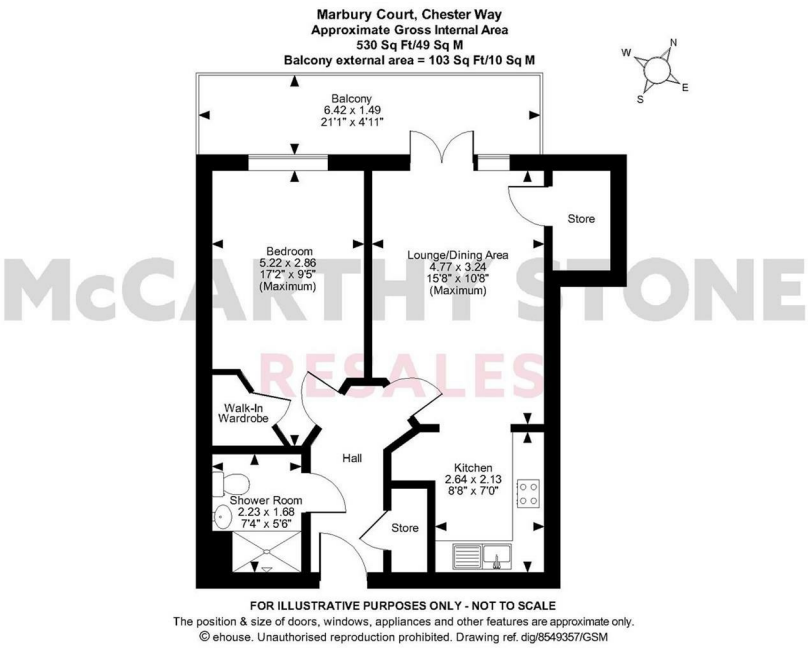




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Registered in England and Wales No. 10716544



## 11 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 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 corner apartment with walk out balcony with river aspect
- Guest suite & Laundry Room
- Table service restaurant
- Lift to all floors
- 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
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone  
Resales.

★ Trustpilot ★★★★★ Rated Excellent

# 11 Marbury Court, Northwich

 1 |  1 | Asking price £125,000

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 - the 24-hour Tunstall emergency response pull cord system is situated in the 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 emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

**The Apartment**  
A one bedroom apartment with a walk out balcony offering views along the river. Beautifully presented.

**Lounge**  
Spacious lounge benefiting from a walk out balcony offering beautiful river views. Ample room for dining, and useful shelved storage room off the lounge. There is a feature electric fire with surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, curtains, raised electric power sockets. Leading through to open plan 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. Electric operated window via a switch on wall and blind to window. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

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

**Shower Room**  
Fully tiled and fitted with suite comprising of level access shower with safety glass enclosure and chrome grab rail. Low level WC, vanity unit with wash basin and mirror above. Shaving point, chrome heated radiator 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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. 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).

**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.

**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.

**Additional Information & Services**

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

