





22 Marbury Court, Chester Way, Northwich, Cheshire, CW9 5FQ
£85,000 Offers In The Region Of

A beautifully presented first-floor retirement apartment for the over 70s, ideally situated within the highly sought-after Marbury Court development. Enjoying an enviable position adjacent to the picturesque marina and directly next to Waitrose, with Northwich town centre just a short, level walk away. The apartment offers a welcoming entrance hall with useful storage, a bright and spacious lounge with two sets of French doors, including access to a Juliet balcony and the fitted kitchen. The kitchen includes a range of units and integrated appliances, while the generous bedroom benefits from storage and a UPVC window. A spacious shower room completes the accommodation. Marbury Court offers an excellent balance of independence, security and community, with an on-site estate manager, 24-hour emergency call system, communal roof terrace with views across Northwich, weekly apartment cleaning including bedding changes, laundry facilities and a varied programme of activities.

Accommodation

A beautifully positioned first-floor retirement apartment for the over 70s, offering comfortable and independent living within a secure, welcoming and highly sought-after development.

Ideally situated adjacent to the picturesque marina and directly next to Waitrose supermarket, Marbury Court enjoys an enviable location. Northwich town centre is also just a short, level walk away, providing easy access to a variety of shops, cafés, restaurants and local amenities.

Presented in excellent condition and ready to move into, this delightful apartment provides well-proportioned and versatile accommodation, together with excellent communal facilities and the reassurance of on-site support.

Accommodation

Upon entering the apartment, the welcoming entrance hallway provides access to the lounge, bedroom and shower room, together with a large and useful storage area.

Kitchen – 7.84 ft × 9.15 ft, extending to 6.54 ft

The well-appointed kitchen is fitted with a range of base and wall-mounted units, providing useful storage and workspace. Integrated appliances include an oven and electric hob, fridge/freezer, together with a stainless-steel sink. The kitchen is partially tiled.

Lounge – 10.66 ft × 7.14 ft × 24.20 ft

The bright and spacious lounge provides an excellent main living area and benefits from carpet flooring, an oak door with windows and two sets of French doors.

One set of French doors opens onto the Juliet balcony, while a second set of oak French doors leads through to the kitchen, creating a lovely sense of space and flow between the living and kitchen areas.

Bedroom One – 10.26 ft × 16.21 ft, extending to 12.66 ft

A generous master bedroom benefiting from a useful storage cupboard and additional wardrobe space, together with a UPVC window providing plenty of natural light.

Shower Room

The spacious shower room comprises a vanity unit, WC and walk-in shower.

Marbury Court offers an excellent combination of independence, security and community, making it an ideal choice for those seeking a comfortable and enjoyable retirement lifestyle.

Residents can enjoy use of the communal roof terrace, which provides fabulous views across Northwich, including the river and marina.

The development also offers a fantastic range of services and social opportunities designed to make everyday life easier and more enjoyable. The monthly service charge includes a weekly clean of the apartment, including a change and remaking of the bedding, providing residents with additional convenience and support.

Residents also have access to washing machine facilities, while a varied programme of activities is available most evenings, with additional activities taking place throughout the weekends, providing plenty of opportunities to socialise, meet other residents and enjoy an active community lifestyle.

For additional peace of mind, an estate manager is on site, together with a 24-hour emergency call system operated via a personal pendant alarm. Call points are also located in all rooms.

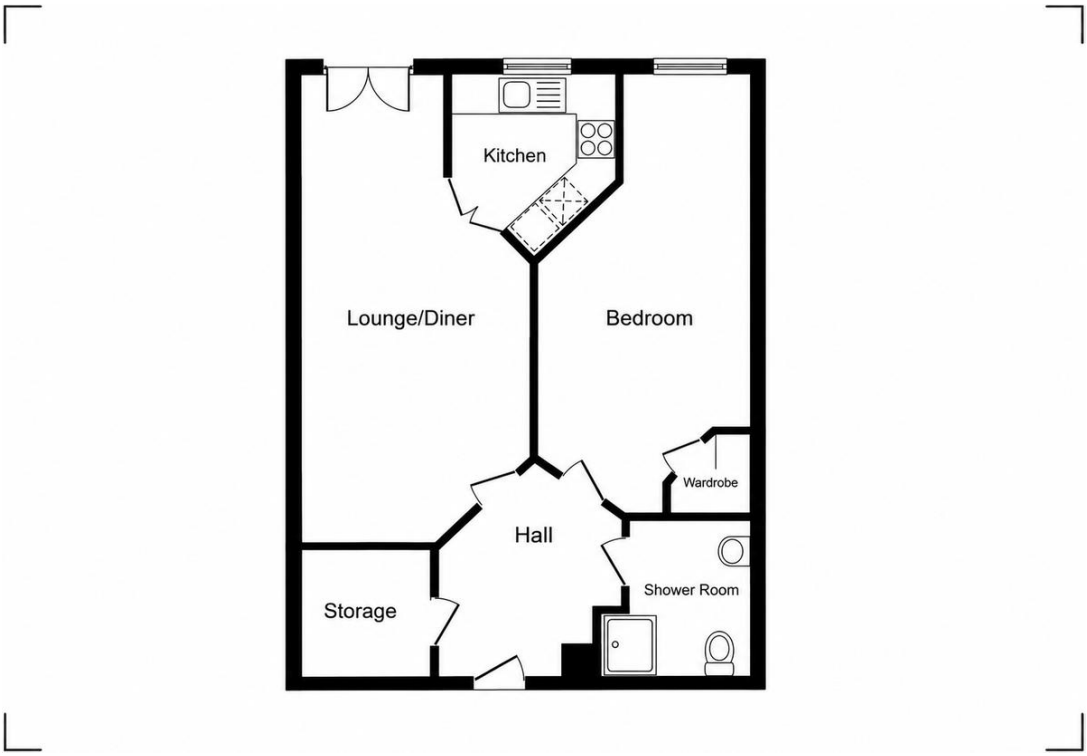
Tenure & Charges
Tenure: Leasehold – 125 year lease commencing from 2015
Service Charge: £912.08 per month
Ground Rent: £435 per annum, payable in two half-yearly instalments
Ground Rent Review: 2030
Council Tax: Band B

The monthly service charge of £912.08 provides an excellent range of services and facilities, including a weekly clean of the apartment with bedding changed and remade, access to washing machine facilities, cleaning of communal windows, water rates, electricity, heating, lighting and power to communal areas, buildings insurance and the 24-hour emergency call system. It also covers the maintenance of the gardens and grounds, repairs and maintenance of communal areas, and a contingency fund for the internal and external redecoration of communal areas. Residents can also enjoy a varied programme of activities most evenings, together with additional activities throughout the weekend, providing plenty of opportunities to socialise and enjoy the welcoming community at Marbury Court.

Please note service charge cost is from date instruction 08/09/2026.







Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.
Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.
Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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