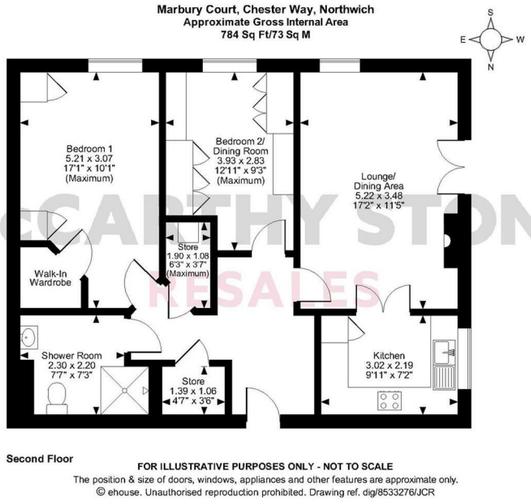
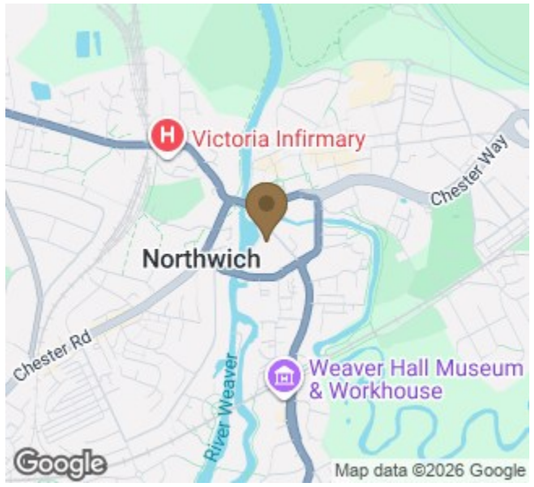
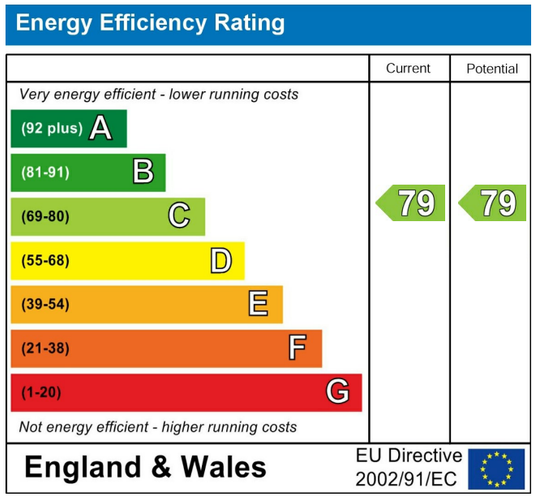
Excellent

Trustpilot

McCarthy & Stone
Resales.







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

The Property Ombudsman







38 Marbury Court

Chester Way, Northwich, CW9 5FQ

2 | 1 | Council Tax Band: C

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 38 Marbury Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £270,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom, Second floor retirement apartment
- South-West facing with canal views
- Homeowners' lounge
- Estates Manager & YourLife team
- 24-Hour emergency call system
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Personal care packages available from the onsite CQC registered care agency
- Table service restaurant
- Roof terrace, Guest suite & Laundry Room
- Close to all amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

38 Marbury Court, Northwich

2 | 1 | Asking price £270,000

Summary

Built by McCarthy & Stone and purpose-designed for retirement living, Marbury Court comprises 57 one and two bedroom apartments with features that make day to day living easier. Alongside the privacy of your own home, there's a full and active social life on offer: the homeowners' lounge is open whenever you fancy company, a lovely spot to meet friends or join the many activities organised by homeowners and the Estate Management team, and a perfect space to host family for a celebration. The table service restaurant opens daily, serving freshly prepared, nutritious lunches at a very reasonable price with special dietary requirements catered for, and a function room with a computer is available to book for special occasions. The development also has river views from the roof terrace and a guest suite for visitors who wish to stay (additional charges apply), while an Estate Manager on site and a 24-hour emergency call system — a personal pendant alarm with call points in all rooms — provide peace of mind. Marbury Court sits in Northwich, in the heart of the Cheshire Plain at the confluence of the River Weaver and River Dane, just 18 miles from Chester and within easy reach of Liverpool and Manchester, on the main railway line between Chester and Manchester and a short distance from the M56 and M6.

Apartment Overview

South West facing second floor two bedroom apartment with river and canal views. The lounge has a corner aspect with dual water views, focal point fireplace, space for lounging and dining, and a Juliet balcony. Two partially glazed doors lead to a fully integrated kitchen with waist height oven, four ring ceramic hob and extractor fan, wooden style cupboards and stainless steel sink. Both double bedrooms have fitted storage, the main one with a walk in wardrobe. Fully tiled wet room style shower room with WC, handrails, vanity sink and heated towel rail, plus two corridor storage cupboards.

Social Lifestyle

Socialising is high on the agenda at Marbury Court and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

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-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.

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: £15,884.43 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.

Leasehold information

Lease: 125 Years from 1st Jan 2015
Ground rent: £510 per annum
Ground rent review: 1st Jan 2030

Additional Information & Services

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

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.











