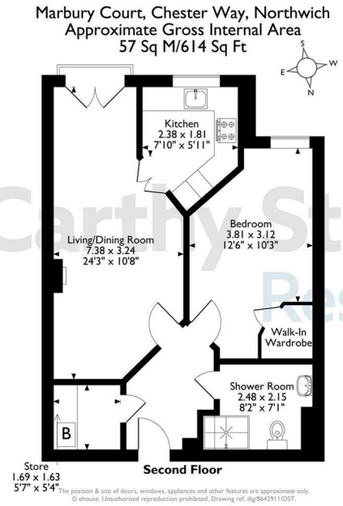
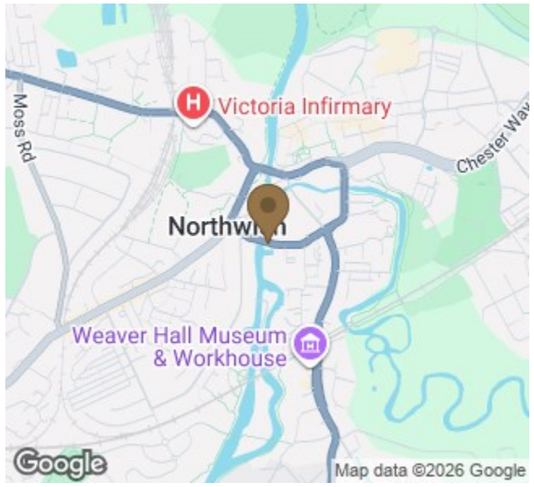
Excellent

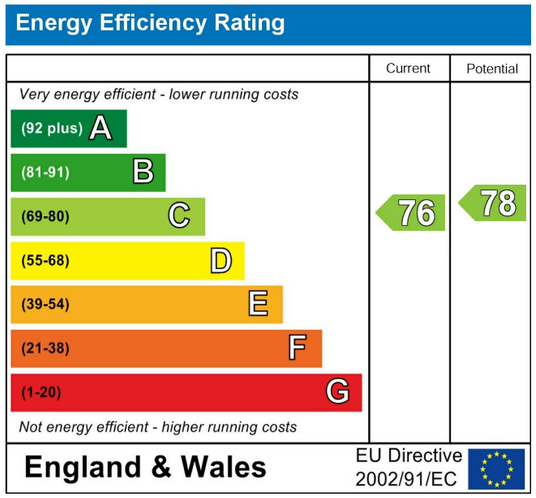
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Registered in England and Wales No. 10716544

The Property Ombudsman







40 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 40 Marbury Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £95,000
Leasehold

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

Why you'll love living here:

- One Bedroom Second Floor Apartment
- South Facing Juliet Balcony
- Homeowners' lounge
- Lift to all floors, Guest suite & Laundry Room
- Roof terrace, *Pet Friendly* *Energy Efficient*
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Personal care packages available from the onsite CQC registered care agency
- Estates Manager & YourLife team
- 24-Hour emergency call system
- Table service restaurant

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

40 Marbury Court, Northwich

1 | 1 | Asking price £95,000

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.

Property Overview
This well presented one bedroom retirement apartment sits on the second floor, with a bright south facing living room that centres on a focal-point fireplace and offers generous space for both lounging and dining. A Juliet balcony opens the room to the sun, and a separate partially glazed door leads through to a fully integrated kitchen finished in wooden style cabinets with roll top worktops. There, a waist height oven with space for a microwave above sits alongside a four-ring ceramic hob with extractor hood, a stainless steel sink and draining board beneath a double glazed, electronically controlled window, and ample storage throughout. The double bedroom is generously proportioned and flooded with light from a large window, with a walk in wardrobe adding practical storage. A fully tiled, wet room style shower room completes the accommodation with a full WC, a vanity style sink with mirror above and a heated towel rail, while a large storage cupboard in the main hallway provides useful additional space.

Social Lifestyle
The Communal Lounge is at the heart of the community at Marbury Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings exercise classes, Knitters club, Film nights and monthly social events with either a quiz or live entertainment. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

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: £11,659.92per annum (up to financial year end 30/09/2027).

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

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.













