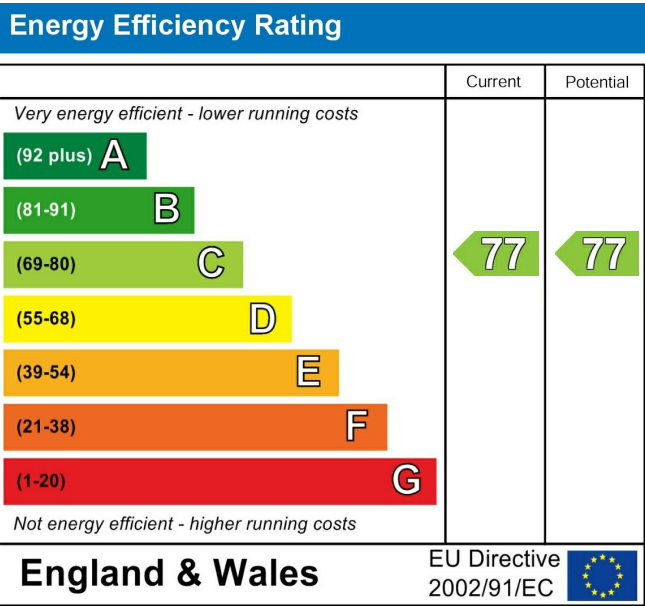
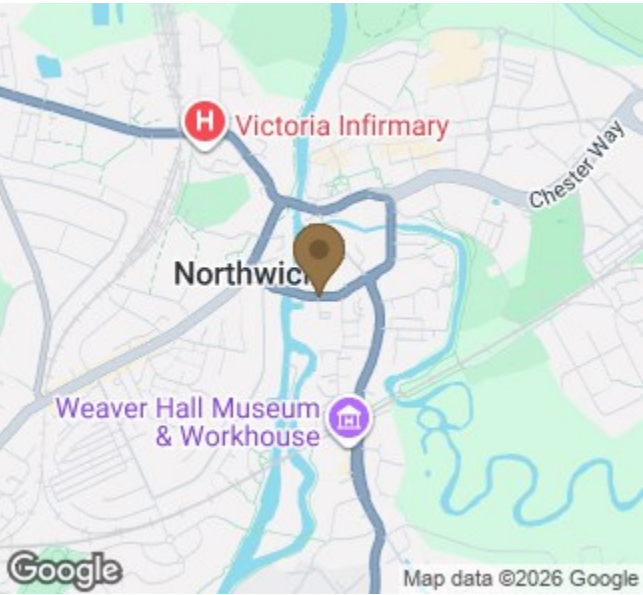
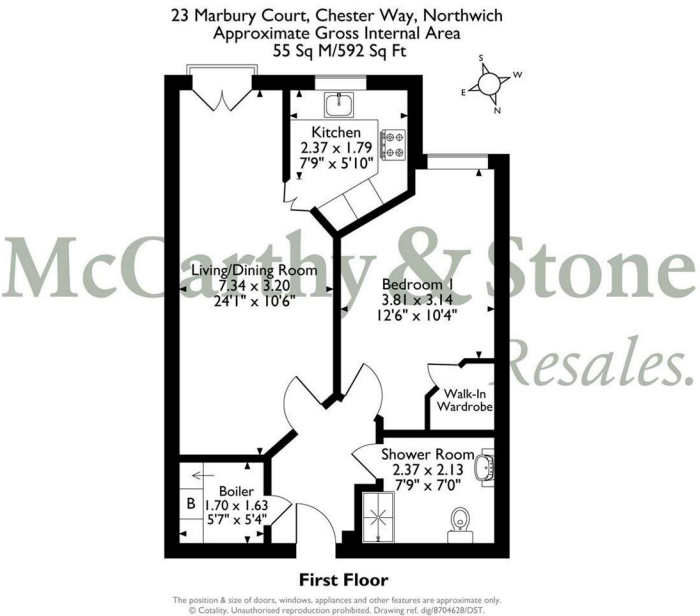




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Registered in England and Wales No. 10716544



23 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 23 Marbury Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £90,000
Leasehold

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

Why you'll love living here:

- Homeowners' lounge
- Guest suite
- Table service restaurant
- Lift to all floors
- Roof terrace
- 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
- Laundry Room
- Close to all amenities

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

23 Marbury Court, Northwich

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Asking price £90,000

Marbury Court
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 for the over 70's 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 residents' 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 residents 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. Marbury Court also benefits from river views from the roof terrace and a guest suite for visitors who wish to stay. 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 conveniently located next door to a Waitrose supermarket and just within 350 meters walk to Northwich's town centre. Lying in the heart of the Cheshire Plain, at the confluence of the River Weaver and River Dane, Northwich 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.

Property Overview
This very well presented one-bedroom first-floor apartment enjoys a bright south-facing position with french doors opening to a Juliet balcony. The accommodation includes a modern fitted kitchen with integrated appliances, a generous double bedroom with walk-in wardrobe, and a contemporary wet room with WC and wash basin.

Within easy walking distance of the communal lift giving access to the homeowners' lounge and Marbury Court's excellent facilities, including an on-site restaurant and function room.

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.

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.

Additional Information & Services

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

Service Charge (RLP)
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: £11,659.92 per annum (up to financial year ending 30 September 2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Info
ease Length: 125 years from 1st Jan 2015
Ground rent: £435 per annum
Ground rent review: 1st Jan 2030
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.

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.

Car Parking Permit Scheme-subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

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 (charges and availability TBC by the Estates Manager).

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

A photograph of a bright, modern bedroom. It features a double bed with a blue and white striped duvet and a dark blue headboard. To the right of the bed is a wooden bedside table with a lamp. A window with patterned curtains is visible in the background. The room has light-colored walls and a carpeted floor. A McCarthy & Stone logo is visible in the bottom right corner.

A photograph of a bedroom, similar to the one above, showing a double bed with a blue and white striped duvet. A wooden chair is visible near the foot of the bed. The room has light-colored walls and a carpeted floor. A McCarthy & Stone logo is visible in the bottom right corner.

A photograph of a modern bathroom. It features a walk-in shower with a glass door and a shower curtain. There is a white toilet and a wooden vanity unit with a white sink. The walls are covered in light-colored tiles. A McCarthy & Stone logo is visible in the bottom right corner.

A photograph of a dining area. It shows a wooden dining table with four white chairs. A window with patterned curtains is in the background. The room has light-colored walls and a carpeted floor. A McCarthy & Stone logo is visible in the bottom right corner.

A photograph of a modern kitchen. It features wooden cabinets, a black countertop, and a stainless steel sink. A window is visible above the sink. The room has light-colored walls and a carpeted floor. A McCarthy & Stone logo is visible in the bottom right corner.

A photograph of the exterior of the Marbury Court building. It is a multi-story apartment complex with a mix of brick and light-colored panels. There are several cars parked in front of the building. A McCarthy & Stone logo is visible in the bottom right corner.

A photograph of a communal lounge area. It features several wooden tables and chairs arranged for seating. The room has light-colored walls and a carpeted floor. A McCarthy & Stone logo is visible in the bottom right corner.