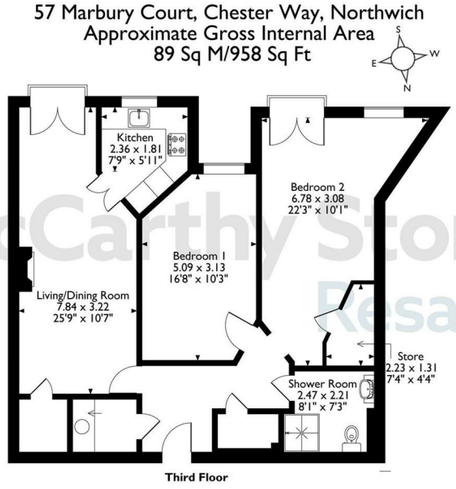
Excellent

Trustpilot

McCarthy & Stone
Resales.

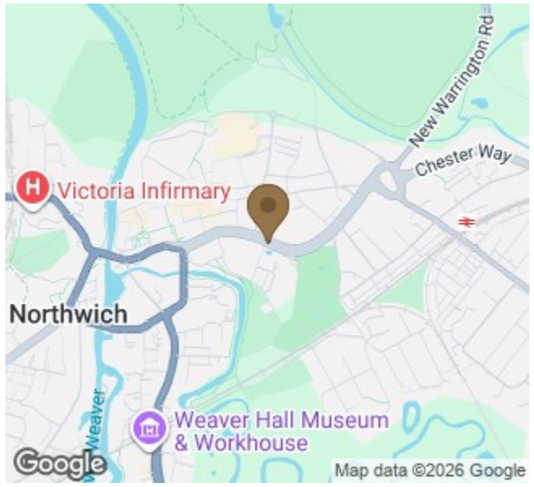


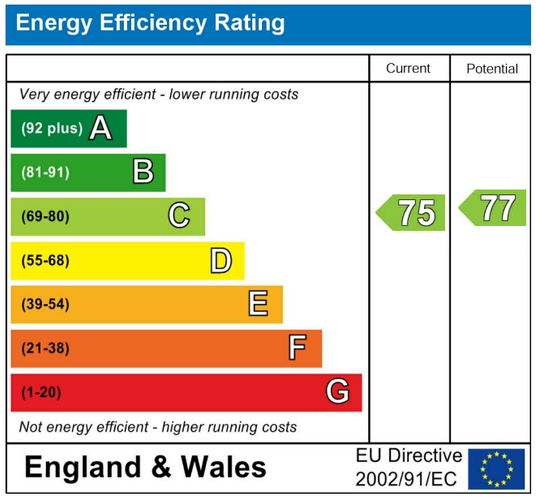
57 Marbury Court, Chester Way, Northwich
Approximate Gross Internal Area
89 Sq M/958 Sq Ft



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.
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57 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 57 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, Third Floor Retirement Apartment
- Two South facing Juliet Balconies
- Homeowners' lounge
- Table service restaurant
- Lift to all floors, Guest suite & Laundry Room
- Roof terrace
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Estates Manager & YourLife team
- 24-Hour emergency call system
- Personal care packages available from the onsite CQC registered care agency

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

57 Marbury Court, Northwich

2 | 1 | Asking price £270,000

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.

Apartment Overview
This well presented two bedroom retirement apartment sits on the third floor, with a bright south facing living room centred on a focal point fireplace and offering generous space for lounging and dining, plus a storage cupboard, with a Juliet balcony opening the room to the sun. A separate partially glazed door leads through to a fully integrated kitchen finished in wooden style cabinets with dark roll top worktops, where a waist height oven with space for a microwave above sits alongside a four ring ceramic hob with extractor hood, and a stainless steel sink and draining board beneath a double glazed, electronically controlled window. The principal double bedroom is generously proportioned with a walk in wardrobe, a Juliet balcony and a second window bringing in plenty of light, while the second bedroom offers a flexible space ideal as a hobby room or study. 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, and a large storage cupboard in the main hallway provides useful additional space.

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 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 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.

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.

The annual service charge is £15,884.43 for the financial year ending 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
Lease: 125 years from 1st Jan 2015
Ground rent: £510 per annum
Ground rent review: 1st Jan 2030

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.













