



Chester Way 4 Marbury Court | Northwich | CW9 5FQ

EDWARD
mellor



Features

- A one bedroom ground floor apartment
- With retirement living for the over 70s
- With many excellent on site facilities
- Rooftop are with fantastic views
- Short walk to town centre

70s age group which is purposely designed for the enjoyment of retirement and assisted living. There is a rooftop garden with seating space and stunning panoramic views over the marina, town centre and beyond. There are also attractive communal areas with many activities taking place

and an on-site restaurant. There is a guest suite available for visitors, and there is also a laundry room equipped with washing machines and dryers for apartment owners use. Located on the ground floor, apartment has PVCu double glazing. With hall, 24ft lounge/diner with Juliet balcony and kitchen .

Also with a double sized bedroom having storage and wet room. Parking is by allocated space. The fee is £250 per annum and permits are available on a first come first served basis.



This property is perfect for the convenience of using all the amenities around the town of Northwich. Situated in the town centre connecting to a Waitrose supermarket and a picturesque marina. Just a short walk will lead to many shops and national chain stores including the Barons Quay complex, multiplex cinema, memorial court, and a bus stop.

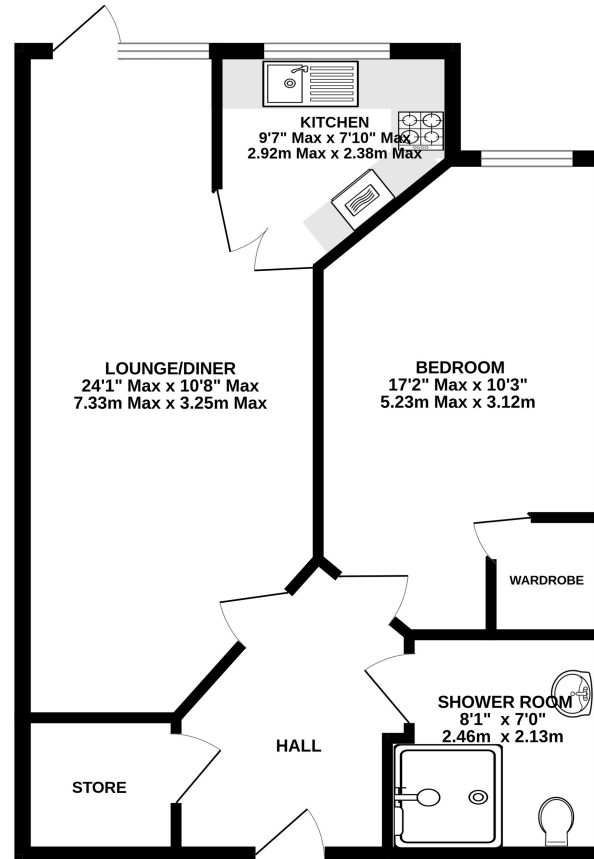
SERVICES CHARGE DETAILS : Cleaning of communal windows - Water rates included - electricity, heating, lighting and power to communal areas - buildings insurance - 24 hour emergency call system - upkeep of gardens and grounds - repairs and maintenance to the interior/external communal areas - contingency fund including internal/external redecoration of communal areas. Service charge - £8,550.48 per annum for financial year end 31/09/2023. **TENURE :** The property is leasehold with a 125 year lease from 2015 - Ground rent £425 per annum - Ground rent review date 2030. The service charge does not cover external costs such as council tax, electricity and TV.



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



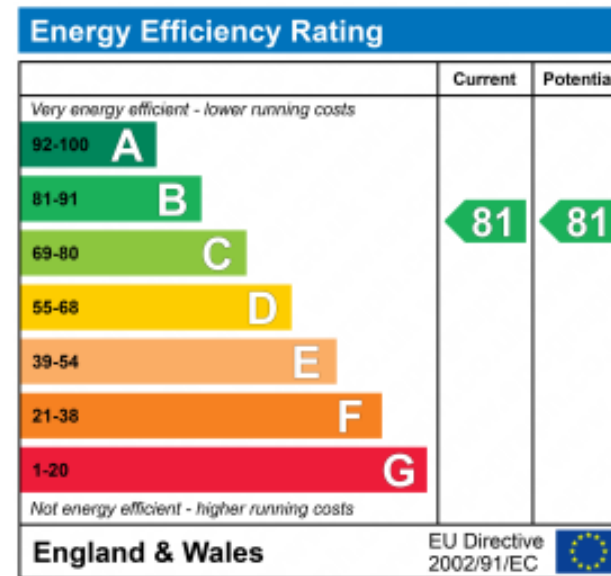
TOTAL FLOOR AREA: 584 sq.ft. (54.3 sq.m.) approx.

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Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 116 Years
- Annual Ground Rent: £425
- Ground Rent Review: 6 Years
- Annual Service Charge: £8550.48

EPC Rating



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