

PRICE REDUCTION



McCarthy & Stone
RESALES



38 Horton Mill Court, Hanbury Road, Droitwich, WR9 8GD
Asking price £139,950

LEASEHOLD

For further details
please call 0345 556 4104

38 Horton Mill Court, Hanbury Road, Droitwich, WR9 8GD

Simply stunning SHOW ROOM QUALITY one bedroom retirement apartment DECORATED & FURNISHED TO A PROFESSIONAL STANDARD situated on the first floor.

Entrance Hallway

Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response is situated. Door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, and security door entry system. Doors lead to the bedroom, living room and wet room.

Living Room

This beautifully presented living room has a large double glazed window and space ideal for an electric feature fireplace. Two ceiling light points. TV point with Sky/Sky+ connectivity (subscription fees may apply). Telephone point. Part glazed wooden double doors lead to a separate kitchen.

Kitchen

The kitchen features integrated appliances comprising; easy access electric oven with side opening door, fridge and freezer. Ceramic hob with extractor hood above. Single drainer sink unit with mixer tap sits beneath a double glazed window.

Bedroom

A spacious double bedroom with ample space for bedroom furniture and also features a built in mirror fronted wardrobe with sliding doors. TV and telephone point. Two ceiling light fittings. Emergency pull-cord. Double glazed window.

Wet Room

A purpose built wet room, with non slip safety flooring, equipped with vanity unit with inset wash hand basin and storage, fitted mirror and shaver point, WC, wall mounted heated towel rail, shower and emergency pull-cord.

Horton Mill Court

Horton Mill Court is one of McCarthy & Stones Retirement Living PLUS range (formally Assisted Living). The development is equipped to provide extra care and assistance via a bespoke care package that suits individual needs. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment.

There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency. For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite restaurant with freshly cooked meals provided everyday. Communal Laundry Room and service.

Set in the heart of the spa town of Droitwich, Horton Mill Court is part of McCarthy & Stone's Retirement Living PLUS range (formally assisted living). The town's historic town centre is located nearby offering a mix of old retail traditions and chain store shopping outlets. The local train station is located approximately one mile from the development, and bus routes give access to Worcester and Birmingham City centre. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

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 (breakdown)

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

Lease Length

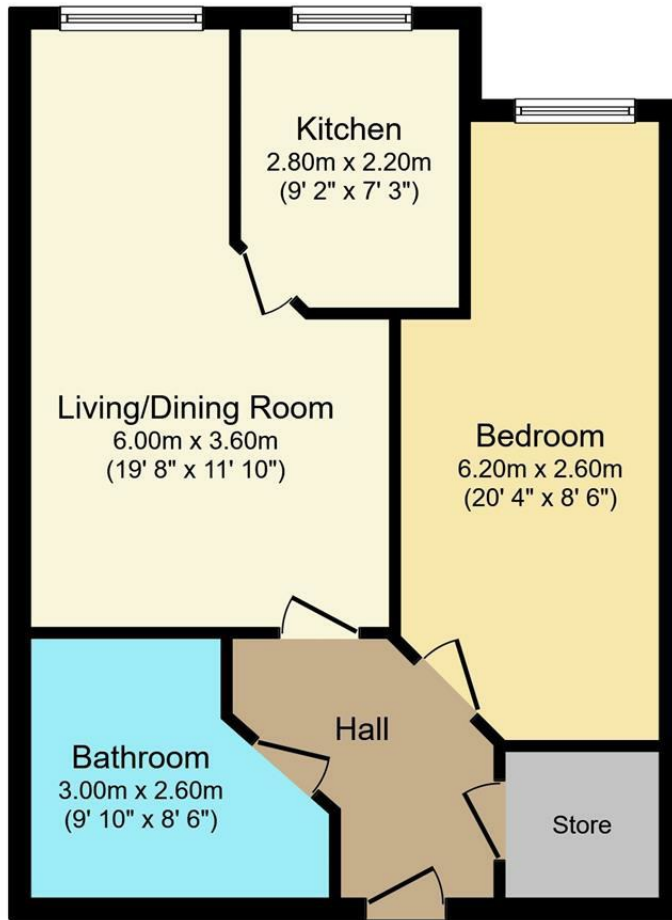
125 years from 1st Jan 2014

Ground Rent

Annual fee - £435







Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by www.keyagent.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	87	87
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

