



60 Horton Mill Court Hanbury Road, Droitwich, WR9 8GD  
Asking price £125,000 LEASEHOLD

For further details  
please call 0345 556 4104

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A WELL PRESENTED ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT WITH PLEASANT OUTLOOK part of our RETIREMENT LIVING PLUS RANGE (known previously as assisted living)

## Horton Mill Court

Set in the heart of the spa town of Droitwich, Horton Mill Court is one of McCarthy & Stones Retirement Living PLUS developments and is all about making life easier. That includes providing a great value in-house restaurant, for when you don't feel like food shopping and cooking yourself, plus a spacious homeowners' lounge for socialising, and a guest suite where friends and family can stay for a modest fee. Whether you'd like help with chores such as housework or laundry or sometimes need a hand with anything else, our Estates manager and on-site team are there to help. And our support packages are totally flexible, so you only pay for the care you actually use. Within the service charge homeowners are allocated 1 hours domestic assistance per week, so for many of our homeowners, they use this hour to have their apartment cleaned. Other tasks, which you can choose to be carried out by our services team as part of your domestic assistance allowance, include; changing bedding, managing heating systems, shopping for food and posting letters or parcels. There are a range of personal care packages to suit your requirements - provided by the Your Life Care & Management team. In addition to the 1 hours domestic assistance included in your service charge, there're an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise; Domestic support, Ironing & Laundry, Shopping, Personal care, Medication and Companionship (please speak to the Property Consultant for further details and a breakdown of charges). For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call systems. The development has a homeowners' lounge which provides a superb venue for socialising with friends and family. If your

guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). For added convenience there is an onsite table service restaurant with freshly cooked meals provided everyday for a modest fee. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over. Droitwich'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.

## Entrance Hall

Solid wooden front door with spy hole and letter box. Wall mounted emergency intercom. Ceiling light fitting. Door to airing cupboard housing the hot water tank and shelving. Further doors off lead to the living room, Bedroom and Bathroom.

## Living Room

Good size room with feature fireplace and inset fire creating a nice focal point. Two ceiling light points. TV/ Telephone point with Sky+ connectivity and a range of power sockets. Double glazed window with pleasant outlook. Oak effect door with glazed panels leads into the Kitchen.

## Kitchen

Featuring fully integrated appliances comprising of easy access cooker, fridge and freezer. Four ringed hob with chrome extractor hood above. Stainless steel sink with mixer taps and drainer. Double glazed sky light provides the room with natural light. Tiled floor and splash backs.

## Bedroom

Good size double bedroom benefiting from fitted wardrobes

with sliding mirrored doors. TV and telephone point. Emergency pull-cord.

## Wet Room

Fully tiled purpose built wet room with slip resistant safety flooring. Low level bath. Shower with curtain and grab rails. Vanity unit with inset sink, mirror above and shaver point. Heated towel rail. Emergency pull-cord.

## 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.

## Parking Permit (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.

## Ground Rent

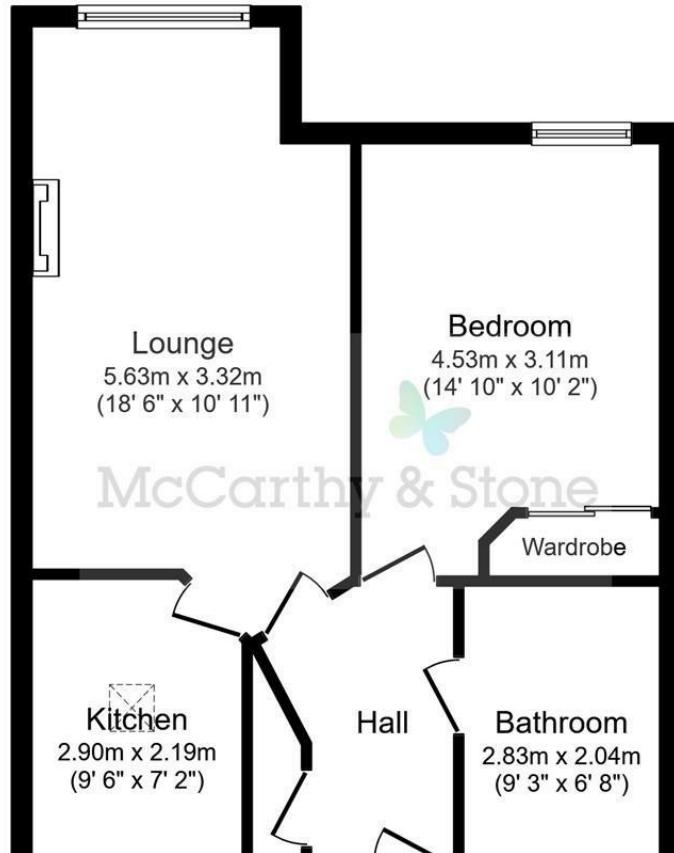
Annual fee - £435

## Lease Length

125 years from the 1st Jan 2014







McCarthy & Stone

**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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](mailto:resales@mccarthyandstone.co.uk)**

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