

Artist Impression



# Marbury Court

Retirement apartments in the heart of Northwich



View from roof terrace



**Assisted  
LIVING**

from McCarthy & Stone





# Welcome to Marbury Court

Marbury Court is a stunning development of 57 one and two bedroom Assisted Living apartments on Chester Way, part of the River Weaver Northwich Marina complex. With a stunning modern design, in keeping with this fashionable re-development of the riverside which also includes a new Waitrose store, Marbury Court is in a convenient and enviable location.

With management on-site 24 hours a day and a qualified care team on-site, a table service restaurant\* serving freshly prepared meals and a lounge with tea and coffee available all day, the development has everything you need to continue to live independently.



\*An extra charge applies.

*"The support I receive from the team at McCarthy & Stone makes life easier..."*

*Homeowner, Goodes Court, Royston*



## Picture yourself here

Picture yourself in a spacious and stunning new apartment. Designed to the Lifetime Homes Standard\*, our high quality Assisted Living apartments are carefully designed and built with pride and attention to detail. There's a fully fitted kitchen, a spacious bathroom with walk in shower, walk out balconies and Juliette balconies in some apartments. You can just sit back and enjoy the riverside setting.

### Designed with you in mind

All Assisted Living developments are wheelchair friendly and there's a secure mobility scooter room to store and charge your vehicle\*\*. If bending and lifting is a concern, you'll notice that the ovens and plug sockets are waist height. There's also slip resistant flooring in the bathroom, a walk in shower and lever taps for ease of use.

The features extend into the development where you'll find a lift and grab rails along the hallways.

### Peace of mind guaranteed

Knowing that help is at hand creates a sense of wellbeing. There's a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom, as well as on-site management 24 hours a day. You'll be able to see who's calling for you at the development front door with the camera entry system linked to your TV screen. Getting around at night is helped by having illuminated light switches. You can relax knowing that you are safe and secure.

### Energy efficiency comes as standard

Marbury Court has been built with energy efficiency in mind. The development has underfloor heating throughout, producing a consistent temperature within your apartment. Other features such as double glazing can help you save on those energy bills.

\*Lifetime homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes.

\*\*Spaces subject to availability. †Ask your sales consultant for details.



Your  
pet is  
welcome  
too<sup>†</sup>

*"I feel very safe and secure and any concerns are dealt with efficiently."*

*Homeowner, Royston, CQC Report*



View from roof terrace



## Living life at Marbury Court

Outside of your apartment, there are extra facilities to enjoy. At the heart of the development is the table service restaurant where you can have a freshly cooked lunch at a modest cost, often made with locally sourced ingredients, every day of the year. Special dietary requirements are catered for and your friends and family are welcome to book.

For those special occasions, a function room is available and the resident chef can work with you to cater for the event.

### Enjoy the development

You can enjoy tea and coffee with your new neighbours in the lounge and experience life in a riverside setting. There is a fully equipped laundry in the development for all your washing, drying and ironing needs. The machines are helpfully raised, so there's no need to bend and lift.

We also have guest ensuite accommodation with TV and tea and coffee making facilities available for your friends and family to stay at a small charge\*, making it easier for you to have your loved ones to stay.

### Relax on the roof terrace

You can sit back and relax on the rooftop terrace and enjoy views across the Marina. There's also a gated access to the towpath and riverside complex.

### Socialising with new friends

We find that our homeowners in each location set the social tone of a development – but your Estates Management team are on hand to facilitate social events and activities that you can choose to be part of. Typically, you'll find there are book clubs, film nights and day trips which can be booked. You can invite your friends and family to dine with you at the development, participate in the events and celebrate all the major occasions throughout the year. There's always something going on that you can choose to be part of.

\*£25 per night at time of going to press





# A care and management team you can trust

Assisted Living gives you much more than just a beautiful new apartment. We have a wonderful care and management team at the heart of the development that you will get to know and trust.



## Introducing YourLife

Our specialist company, YourLife is regulated by the Care Quality Commission\* – and each Estates Manager who leads the team at the development is personally registered with the Commission. To read the CQC's independent evaluation of our provision, please see: [www.cqc.org.uk/search/yourlife\\*\\*](http://www.cqc.org.uk/search/yourlife**)

We understand that to provide excellent customer service we need outstanding people. YourLife ensures that their staff have the skills to do a first rate job, invests in training and encourages career development. All staff are subject to an enhanced certificate from the DBS (The Disclosure and Barring Service) before they commence work alone at the development.

## Domestic assistance is included

One hour of domestic assistance per week, per apartment is already included in your service charge, so many time consuming chores like bed changing and cleaning can be a thing of the past.

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. You can book these on a temporary basis, as a one-off or on a regular basis – the choice is yours. Unlike in a traditional care home environment, you will only pay for the care and support you need.



**YourLife**  
Care and Management

\*In Scotland, the care regulator is the Care Inspectorate. In Wales, the care regulator is the Care and Social Services Inspectorate. \*\*If you don't have internet access, we can print your reports on request.





*"I can live my life my way here  
in my own home - and the help  
and care I receive enables me  
to do that."*

*CQC Report, Farringford Court,  
Lymington February 2013*



# Flexible care and support

Assisted Living is all about assisting you in living independently in your own home. If you require additional care and support today – or you think you might in the future, it's reassuring to know that you have a qualified, reliable and friendly team on your doorstep. Here are the types of personal care and support services they can provide at an extra charge. This can be from as little as 15 minutes per session, which can be increased and decreased to suit your needs.



## Domestic assistance

If you want to add to the one hour of domestic assistance included in your weekly apartment service charge, you can add extra time to help with tasks such as changing the beds, shopping for groceries and posting letters.

## Personal care

We can help you with going to bed and getting up in the morning, help with medication prompting and convalescence care. There's a whole host of services on offer.

## Laundry service

The team can take care of all your laundry requirements, returning your clothes and other items washed, dried and ironed in 24 hours.

If you think you would like to take advantage of these services, then your Professional Advisor and Sales Consultant can arrange a private, confidential wellbeing Assessment with the Estates Manager, so you can be sure you have all the care and support you need from the moment you move in.

## Lifestyle support

If you fancy a theatre or shopping trip, our team can provide companionship and support, helping you to get out and about.







# Features at Marbury Court

## Apartment Features



### General

- Double glazing
- Walk out balconies to selected apartments
- French balconies to selected apartments
- Dual aspects to selected apartments
- Walk-in wardrobe in main bedroom
- Telephone and television point in living room and all bedrooms
- Sky/Sky+ connection point in living room

### Bathroom

- Fitted and tiled walls with level access shower
- Slip-resistant flooring
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

### Kitchen

- Fitted kitchen with integrated fridge, freezer and ceramic hob
- Single oven
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting

### Heating and finishes

- Underfloor heating
- Walls painted in neutral colour emulsion
- White Oak Veneered Doors with Lacquered finish
- Chrome door furniture

### Safety and security

- Camera entry system for use with a standard TV
- 24-hour emergency call system provided via a personal pendant alarm and call point in bathroom
- Intruder alarm
- Illuminated light switches for bathroom and main bedroom
- Mains connected smoke detector
- Fire detection equipment.



**10 Year  
Warranty**

Your apartment  
comes with a  
10 year NHBC  
warranty

## Development Features

- Homeowners' lounge
- Table service restaurant<sup>^</sup>
- 24-hour on-site management
- Estates Manager and YourLife team
- Domestic assistance (one hour per week included in service charge, additional hours by arrangement<sup>^</sup>)
- Personal care packages available from the on-site CQC registered YourLife team<sup>^</sup>
- Guest suite<sup>^#</sup>
- Laundry room
- Lift to all floors
- Fully wheelchair accessible
- Roof terrace
- Mobility scooter store<sup>#</sup>
- Car parking available on-site to permit holders<sup>^#</sup> (please ask a sales consultant for more details)

<sup>^</sup>Extra charge applies <sup>#</sup>Subject to availability






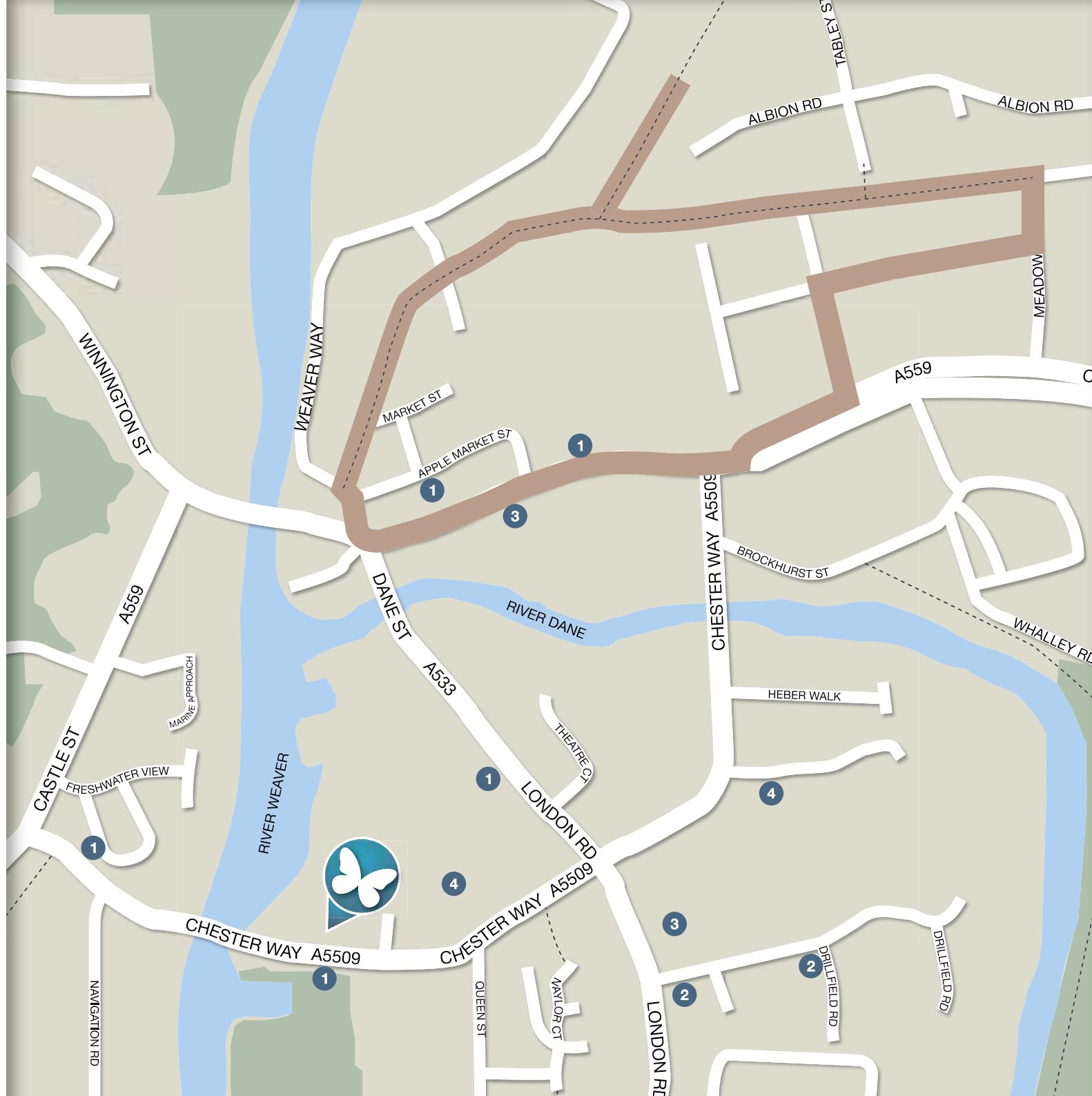
# Marbury Court

- 1 Bus Stop
- 2 Chemist
- 3 Doctors/Medical Centre
- 4 Supermarket

## Key

-  Amenity
-  Shopping Area
- Bakers
- Bank
- Butchers
- Café's
- Chemist
- Clothes shops
- Library
- Optician
- Post Office
- Restaurants
- Supermarkets
- Etc....

Map not to scale. Contains Ordnance Survey data © Crown copyright and database right 2014.



# Life in Northwich

Northwich lies in the heart of the Cheshire Plain, at the confluence of the River Weaver and River Dane. It 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. The new Marina Complex will open up access to the waterfront for the first time in many years with a new slipway encouraging greater use of the river.

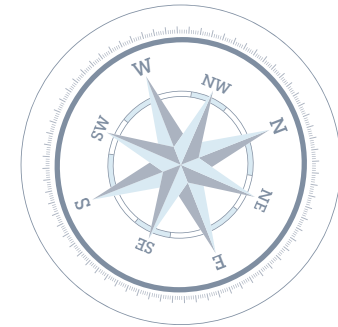
There's also plenty to do with Family Farms, Falconry and Fishing being some of the most enjoyable. The restored Anderton Boat lift and visitor centre, Weaver Hall Museum and the Salt Museum give insights into the local history of the area. For the more active Oulton Park racetrack is only a few miles away and there are plenty of quality golf courses close by.



**Next steps... To register your interest in Marbury Court at Northwich, or to find out more, call us on 01606 352893.**

Local area images: Anderton Boat Lift, Weaver Hall Museum, Town centre shopping

# Development Overview



## Site & Ground Floor

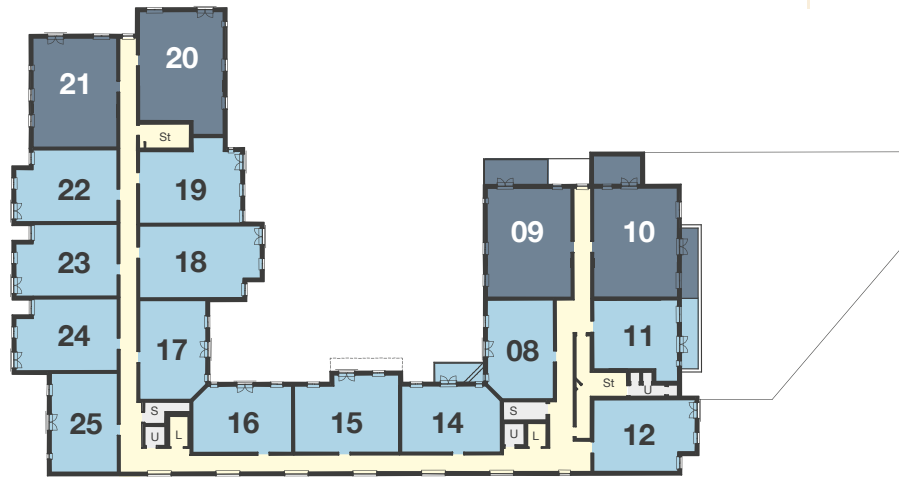


- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- Ent - Entrance
- F - Entrance Foyer
- Rec - Reception
- Of - Day Manager's Office
- L - Lift
- St - Stairs
- S - Store
- U - Utilities
- K - Kitchen
- KR - Kitchen Refuse
- MSS - Mobility Scooter Store
- SD - Staff Day Room
- SN - Staff Night Room



First Floor



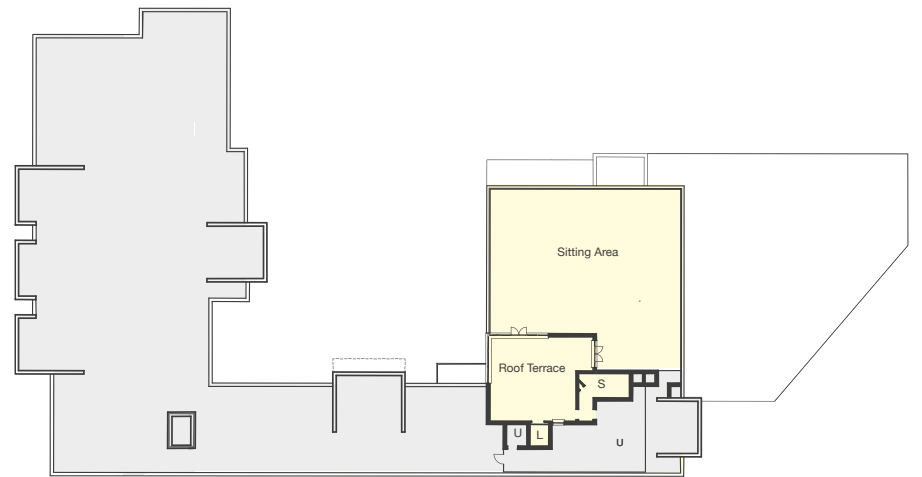
Second Floor



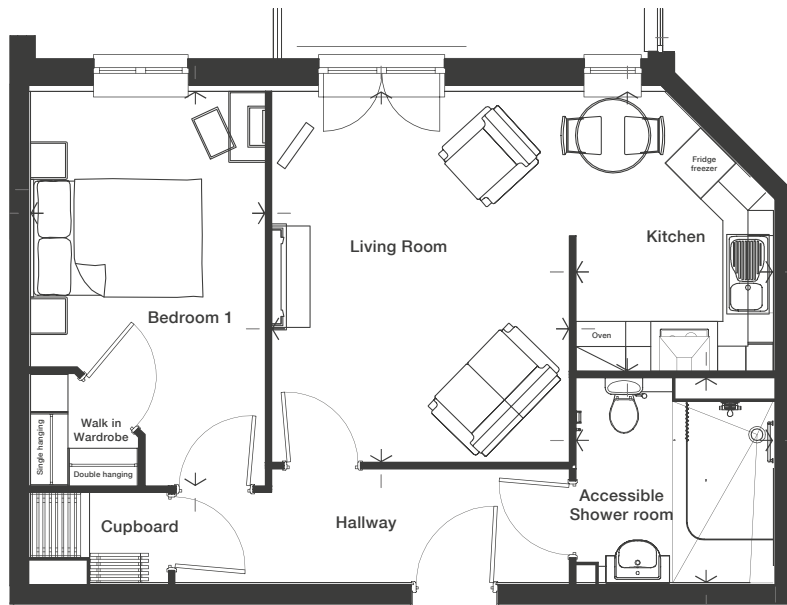
Third Floor



Fourth Floor

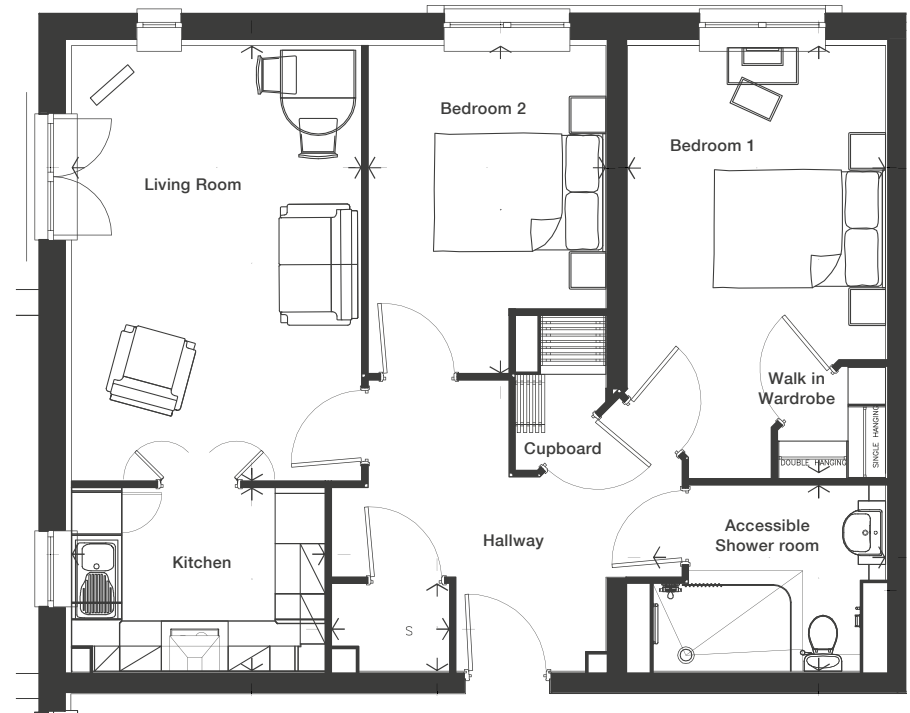


## Typical one bedroom apartment



Living Room (Max.)	14'3" x 11'8"	(4337mm x 3565mm)
Kitchen (Max.)	11'1" x 7'9"	(3354mm x 2361mm)
Bedroom (Max.)	15'6" x 9'3"	(4727mm x 2812mm)
Shower Room (Max.)	8'1" x 7'9"	(2459mm x 2361mm)

## Typical two bedroom apartment



Living Room (Max.)	17'1" x 11'5"	(5213mm x 3475mm)
Kitchen (Max.)	10'0" x 7'3"	(3038mm x 2200mm)
Bedroom 1 (Max.)	16'10" x 10'2"	(5120mm x 3089mm)
Bedroom 2 (Max.)	12'11" x 9'4"	(3928mm x 2850mm)
Shower Room (Max.)	9'2" x 7'4"	(2791mm x 2227mm)

See individual apartment plans for specific details. Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

We're online, why not join us  
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#### We welcome your comments

If you have a comment about any aspect of McCarthy & Stone's products or services, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AL or email us at: [comments@mccarthyandstone.co.uk](mailto:comments@mccarthyandstone.co.uk)

Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

Computer generated image - development may be subject to variations in appearance, gardens indicate several years growth. All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view. Details correct at time of print.

A development by McCarthy & Stone Retirement Lifestyles Limited,  
Unit 3 Edward Court, Altrincham Business Park, Altrincham,  
Cheshire WA14 5GL.

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## Directions to Marbury Court, Northwich

**Northwich Marina, Chester Way, Northwich CW9 5FQ.**

Marbury Court is situated in the new Marina complex and is approached off the new one way system. To drive to Marbury Court, from the A559 heading west into the Town Centre, turn left at the traffic lights onto the A5509 (Chester Way) and proceed to the next traffic lights. Continue across the traffic lights with Waitrose on your right. The entrance to Marbury Court will be seen on your right, after passing the Waitrose Store.

Approaching from the South, A533 (London Road); turn left at the traffic light junction with Chester Way, Marbury Court will then be seen on your right after the Waitrose Store.

From the A559, Chester Road (heading East) keep on the A559 until the junction with A533 (Winnington Street). Turn right over the swing bridge and follow the one way system (Watling Street) and at the junction of Watling Street and Chester Way, turn right A5509 (London Road) and continue to the next set of traffic lights. Cross the traffic lights, pass the Waitrose Store that is to your right and the entrance to Marbury Court will be seen on the right, after the Waitrose Store.

**YourLife**  
Care and Management

  
**McCarthy & Stone**