



58 Horton Mill Court
Hanbury Road, Droitwich

Andrew Grant

Hanbury Road, Droitwich

An Excellent One Bedroom Retirement Apartment In
The Sought After Horton Mill Court Development
Located Near To Droitwich Town Centre.
Leasehold. 525 Sq. Ft. EPC = B.

Guide Price

£155,000

Ref: DRO180196

Situation: Droitwich Spa is a historic town within the Wychavon district of northern Worcestershire on the banks of the River Salwarpe. The River Salwarpe takes its name from the Anglo Saxon 'Sal' meaning salt and 'weorp' meaning to churn up describing the salt brines which the river flows across. The town is situated upon massive salt deposits which have been extracted since ancient times. The natural Droitwich brine contains two and a half pounds of salt per gallon, ten times stronger than sea water and rivalled only by the Dead Sea. Droitwich shopping is mainly focussed on the traditional town centre around Victoria Square, leading to the St Andrews Square Shopping Centre and down to the original High Street, with its local pubs and an eclectic mix of traditional shops. A Farmers Market is also held regularly in Victoria Square. The Norbury theatre hosts regular shows year round including an annual pantomime and also shows films. On the outskirts of the town is the famous Chateau Impney which is now a hotel, restaurant and conference centre. The lido was renovated in 2007 and the lido park is now a pleasant and popular space. Droitwich Leisure Centre at Briar Mill has gym facilities, sports hall, a swimming pool and squash courts. There are also outside football and astroturf pitches with floodlighting. The Centre also runs a squash league and archery society.





Description:

Horton Mill Court is an exclusive assisted living development, built in 2014 by McCarthy and Stone and it is made up of 61 flats. It is built within a spectacular position next to the River Salwarpe and enjoys gated private access to the riverside towpaths. Horton Mill Court is a securely gated residence and is located close to amenities, only being 250 metres away from Droitwich high street.

The internal accommodation is both light and spacious and radiates from the **central hallway** with an airing cupboard that offers ample storage. To the rear of the property is the **lounge / diner** which has views stretching across Horton Mill Court. The **kitchen** is well appointed and flooded with natural light that comes through the sky light in the roof. It is well-equipped with a range of wall and base units with laminate work surfaces over and appliances include ceramic stove with extractor hood, electric oven and an integrated fridge freezer.

The **master bedroom** is a fantastic size with an ample range of built-in wardrobes. The **bathroom** consist of a white contemporary suite; low level bath and wet room with non-slip safety flooring. The apartment benefits from under floor heating throughout.

Outside: The property enjoys delightful communal gardens lawns with well-maintained flower beds and borders. There is communal parking for residents and visitors.

Residences Facilities: Horton Mill Court provides comprehensive facilities for its residents to including a large resident's lounge, an onsite restaurant providing freshly cooked meals daily, communal laundry room and service, guest facilities, care-line alarm service.

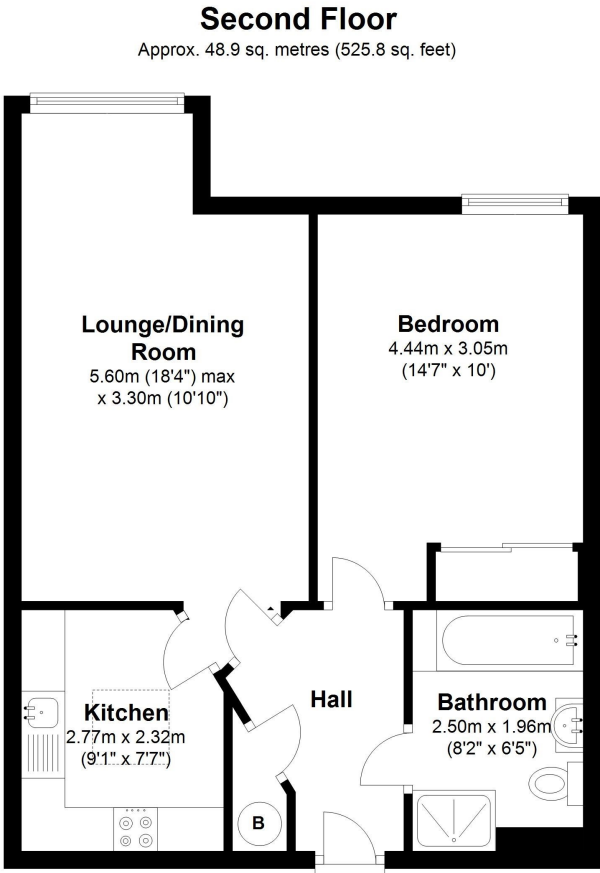
Directions: From the Agent's office continue straight over the mini roundabout onto St Andrew's Road and at the traffic lights turn left onto the Worcester Road, continuing onto Queen Street. At the traffic light junction turn right onto Saltway / B4090. Horton Mill Court will be found on the left hand side.

Agents Notes
Please contact the Droitwich office for more information about the lease and service charge.

Andrew Grant

Droitwich
In order to view this property or if you are considering selling contact us on:
T. 01905 771124
E. [draitwich@andrew-grant.co.uk](mailto:droitwich@andrew-grant.co.uk)
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Floorplans



Total area: approx. 48.9 sq. metres (525.8 sq. feet)
Horton Mill, Droitwich

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	