

# McCARTHY STONE RESALES

## 16 CARTWRIGHT COURT 2 VICTORIA ROAD, MALVERN, WR14 2GE

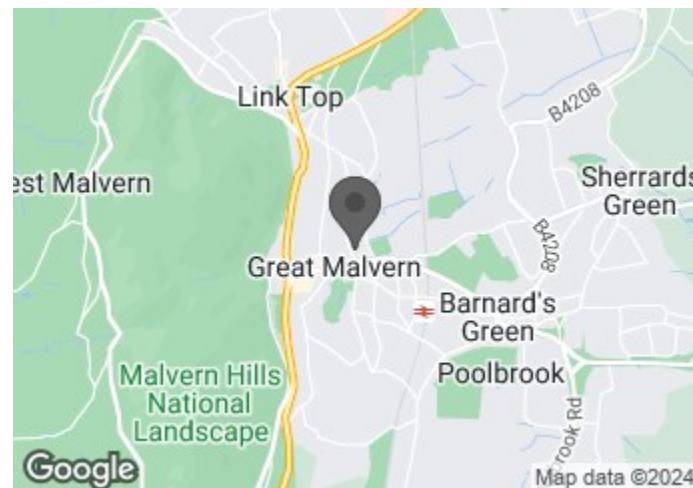


Printed Contact Details...

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**COUNCIL TAX BAND: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF CARTWRIGHT COURT - BOOK NOW!

BRIGHT & AIRY Two bedded Retirement Apartment WITH WONDERFUL VIEWS and offered in GREAT CONDITION set in the VERY POPULAR Cartwright Court development.

**PRICE REDUCTION**

**ASKING PRICE £199,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# CARTWRIGHT COURT, 2 VICTORIA ROAD,

# 2 BEDROOMS £199,000

## THE APARTMENT

This apartment offers wonderful views of the nearby tennis courts and over Severn Vale towards the Cotswolds. It has two good sized double bedrooms. Offered in great condition and ready for someone to move straight in. The dual aspect outlook from the living room offers a wonderfully bright and airy living space.

## ENTRANCE HALL

Front door with spy hole leads into the entrance hall. Door opening to the electricity meter cupboard which has shelving and some storage space, plus a new water heater has been recently installed. Further doors lead to the bedrooms, wet room, and living room. Two ceiling light fittings. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system.

## LIVING ROOM

A spacious dual aspect living room with large double glazed sash window. TV and telephone point. Power points. Electric storage heater. Two ceiling light points. An oak effect door with glazed panels leads into the kitchen.

## KITCHEN

Large fitted kitchen with a range of base and wall units. Fully integrated appliances comprising fridge, freezer, electric oven and induction hob with chrome extractor hood. Stainless steel sink unit sits under a double glazed window. Power points. Plinth heater. Tiled floor and splash back.

## MASTER BEDROOM

Double glazed sash window. Built in wardrobe with mirrored sliding doors containing both ample hanging space and shelving. Telephone point. Ceiling light. Power points. Emergency pull cord.

## SECOND BEDROOM

Double glazed sash window. . Ceiling light. Power points. TV point.

## SHOWER ROOM

Purpose built wet room with slip resistant safety flooring. Low level bath. Shower with curtain and grab rails. Vanity unit with inset sink and mirror above. Emergency pull-cord.

## SUMMARY

Cartwright Court is an assisted living development comprising of 54 one and two bedroom apartments for the over 70s. Cartwright Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its homeowners' with extra care.

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 flexible personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency team.

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 waitress service restaurant with freshly cooked meals provided every day. One hour domestic assistance per week is already included within your service charge.

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

## SERVICE CHARGE (BREAKDOWN)

- 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 contact your Property Consultant or House Manager.

Service charge: £14,157.74 per annum (for financial year ending 31/03/2025).

## CAR PARKING PERMIT SCHEME

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.

## LEASE INFORMATION

Lease length: 125 years from 1st June 2013  
Ground rent: £510 per annum  
Ground rent review: 1st June 2028

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

