

McCARTHY STONE RESALES

44 CARTWRIGHT COURT 2 VICTORIA ROAD, MALVERN, WR14 2GE

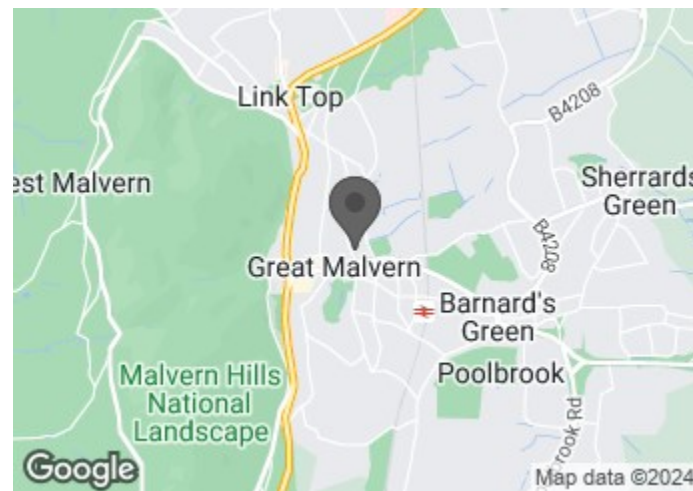


Printed Contact Details...

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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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JOIN US FOR COFFEE & CAKE + BREAST CANCER FUNDRAISER - THURSDAY 15TH AUGUST 2024 - 10am-4pm- BOOK YOUR PLACE TODAY!

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

A bright and airy TWO BEDROOM, DUAL ASPECT apartment with lovely VIEWS from the modern kitchen. Set in the VERY POPULAR retirement development, Cartwright Court ~Managed by a very DEDICATED CQC REGISTERED TEAM~

PRICE REDUCTION

ASKING PRICE £189,950 LEASEHOLD

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

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CARTWRIGHT COURT, 2 VICTORIA ROAD,

2 BEDROOMS £189,950

ENTRANCE HALL

Front door with spy hole leads into the entrance hall, where you will find the wall mounted emergency call module, secure entry system, a smoke detector and door to a good sized storage cupboard. Further doors lead to both bedrooms, wet room and the living room.

LIVING ROOM - WITH SPACE FOR DINING FURNITURE

A spacious living room, boasting two large double glazed electrically operated sash windows which allow ample natural light in. There is space for a small dining table and chairs, as well as benefitting from an electric feature fireplace, which makes an attractive focal point in the room. 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 - WITH GREAT VIEWS

A large fitted kitchen, complimented by wonderful views. Fitted with a range of base and wall units with work surface over and stainless steel sink inset, which sits below the electrically operated double glazed window where you can enjoy the view. Fully integrated appliances comprising fridge, freezer, electric oven and induction hob with chrome extractor hood. Power points. Plinth heater. Tiled floor and splash back.

BEDROOM ONE

Another bright room with a large double glazed, electrically operated sash window. Benefitting from a large built wardrobe, with mirrored sliding doors, containing both ample hanging space and shelving. Ceiling light. Power points. Emergency pull cord.

WET ROOM

A modern, purpose built wet room with slip resistant safety flooring. Briefly comprising; Low level bath, shower with curtain and grab rails, and a vanity unit with inset sink and mirror above. Emergency pull-cord.

SECOND BEDROOM

A second double bedroom with double glazed sash window. This useful space could alternatively be used as a second reception room, study or hobby room. TV point. Power points. Ceiling light fitting.

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

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

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.

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 of age or over.

LEASE INFORMATION

Lease: 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

