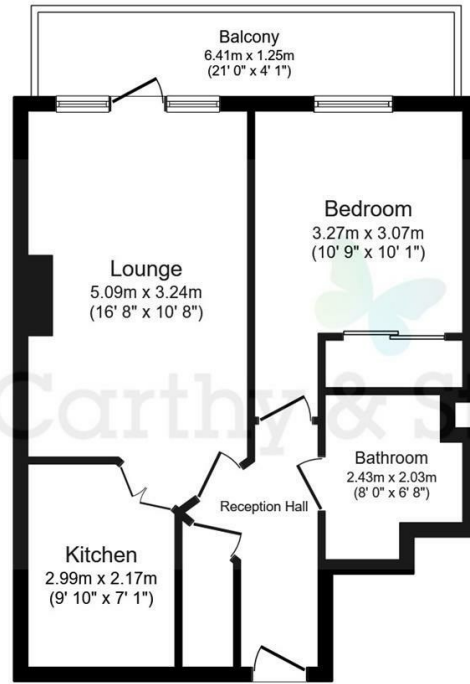


25 Cartwright Court

Victoria Road, Malvern, WR14 2GE

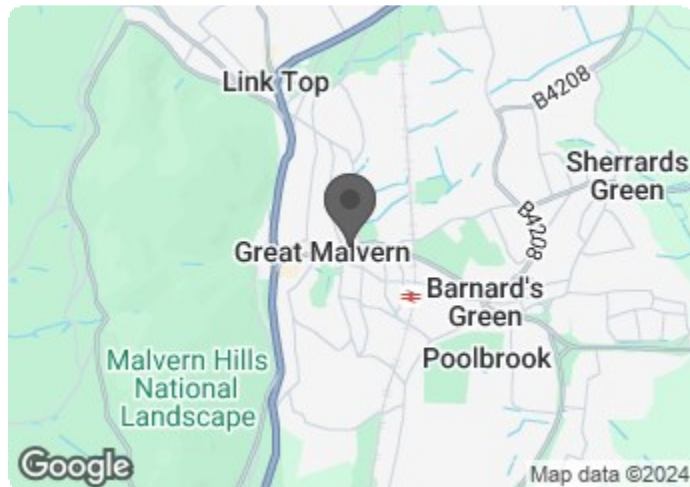


Ground Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	87
(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		



Asking price £170,000 Leasehold

Fantastic one bedroom retirement apartment with ~ LARGE REFURBISHED BALCONY~ This unique BRIGHT & AIRY apartment has been LOVINGLY MAINTAINED and is one of few which offer PRIVATE OUTSIDE SPACE thanks to its balcony. \*\*ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF CARTWRIGHT COURT - BOOK NOW\*\*

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# Cartwright Court, Church Street, Malvern, WR14 2GE

## The Apartment

This lovely apartment has been very well maintained and is ready for someone to move straight in. It boasts a large balcony, which is easily big enough for an array plant pots, should you enjoy gardening, and patio furniture. This outside space makes the apartment quite unique within the development, and really opens up what is already a bright and spacious apartment.

## Entrance Hallway

Front door with spy hole leads into the entrance hall. Door opening to storage cupboard. Further doors lead to the bedroom, wet room, and living room. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system.

## Living Room

A spacious living room with double glazed patio door which leads out to a large balcony with pleasant views. 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.

## Bedroom

Built in wardrobe with mirrored sliding doors containing both ample hanging space and shelving. Ceiling light. Power points. Emergency pull cord. Door off to a large additional storage cupboard.

## Bathroom

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.

## Cartwright Court

The Development 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

# 1 bed | £170,000

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

## Service charge details

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £10,414.11 per annum (for financial year ending 31/03/25)

## Lease details

125 years from 1st June 2013

Ground Rent - £435 per annum.

Ground Rent Review date - 1st June 2028

## Car Parking

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 Estate Manager on site for availability.

## Additional Information & Services

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

