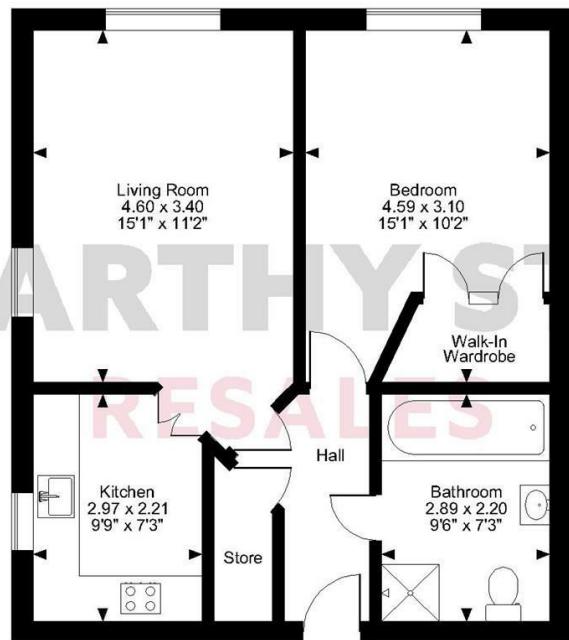
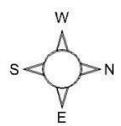
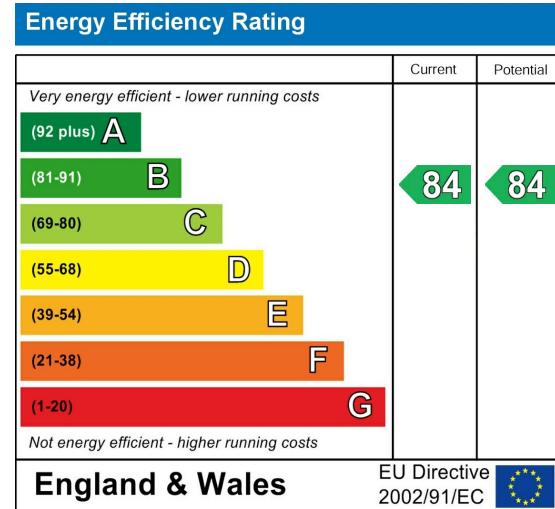
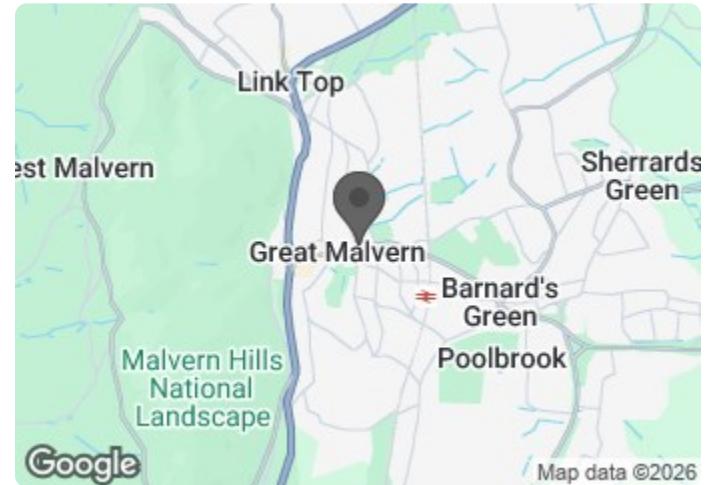


Cartwright Court, Apartment, Victoria Road, Malvern  
Approximate Gross Internal Area  
562 Sq Ft/52 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



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## 48 Cartwright Court

Victoria Road, Malvern, WR14 2GE



**Asking price £135,000 Leasehold**

A bright and spacious one bedroom retirement apartment opposite the lift. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK. Beautiful views over Malvern Hills from the living room.



**Call us on 0345 556 4104 to find out more.**

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

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

## 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 dual aspect living room with lovely views over Malvern Hills. 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, additional wardrobe in the bedroom can be included in the sale. 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.

## 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

Service charge is £10,993.45 for financial year ending 31/03/26. The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your estate manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas,

**1 bed | £135,000**

exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

## Lease details

Lease: 125 years from 1st June 2013

Ground rent: £435 per annum

Ground rent review: 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

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

