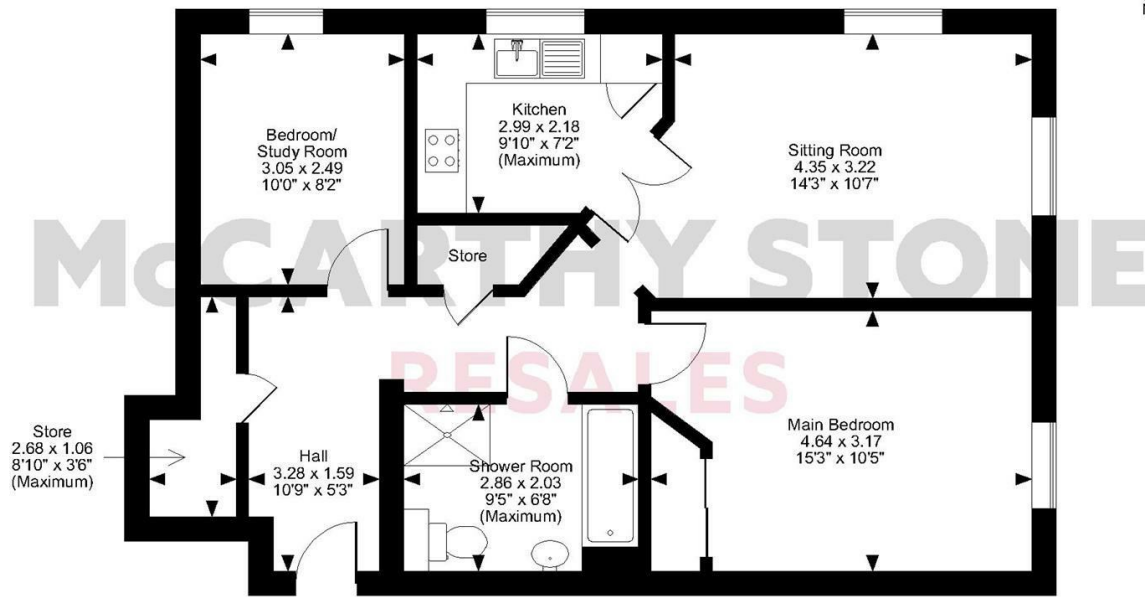
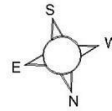


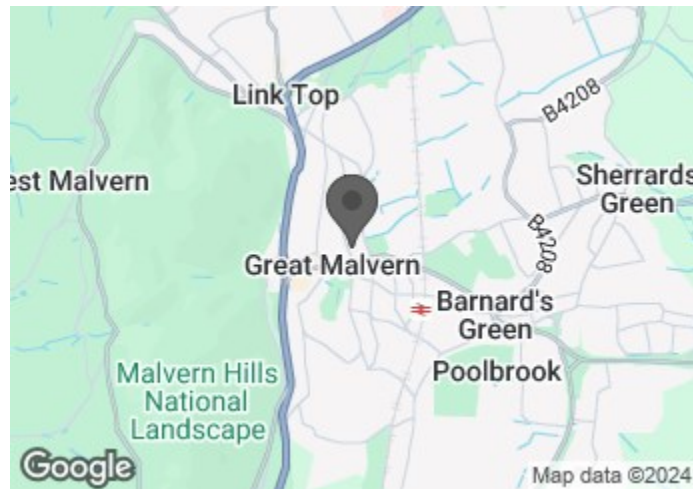
Cartwright Court, Victoria Road, Malvern  
Approximate Gross Internal Area  
715 Sq Ft/66 Sq M



Fourth Floor

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: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</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		

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**45 CARTWRIGHT COURT  
2 VICTORIA ROAD, MALVERN, WR14 2GE**



A bright and spacious 2 bedroom retirement apartment situated on the corner. This apartment benefits from a sunny aspect with south and west facing views! \*Energy Efficient\* and \*Pet Friendly\*

**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, MALVERN, WR14 2GE

2 BED | £199,000

## 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.

## 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 doors to an airing cupboard containing boiler. Further two doors to a large walk in coat cupboard and another separate shelved storage area. Also a storage heater. Further doors lead to both bedrooms, wet room and the living room

## LIVING ROOM

A spacious living room, dual aspect, elegantly arched windows with wonderful views of Malvern Hills. An electronically operated window. There is also space for a small dining table and chairs. 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

A large fitted kitchen. Fitted with a range of base and wall units with worksurface over and stainless steel sink inset, which sits below the electrically operated double glazed window. 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

A bright large double bedroom with a large double glazed window. Benefitting from a large built wardrobe, with mirrored sliding doors, containing both ample hanging space and shelving. Ceiling light. Power points. TV point. Emergency pull cord. Wall mounted panel heater.

## 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. Wall heater and towel rail. Emergency pull-cord.

## SECOND BEDROOM

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

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- One hour of domestic assistance included per week
- 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.

## 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

