

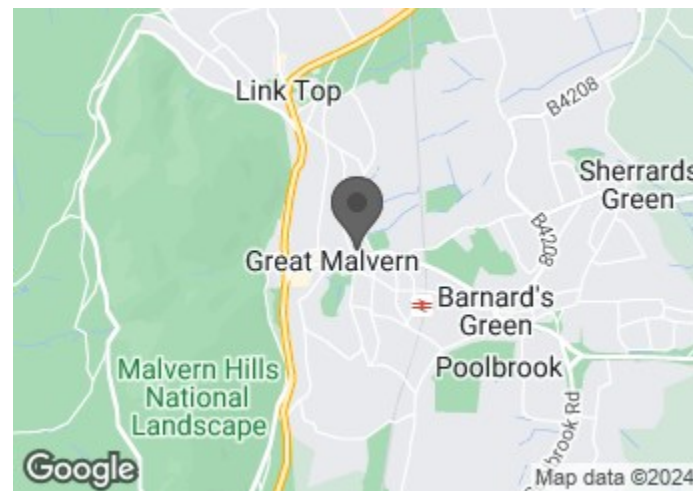
# McCARTHY STONE RESALES

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



Total floor area 52.0 sq. m. (560 sq. ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>89</b>	<b>89</b>
(81-91) <b>B</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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# CARTWRIGHT COURT, VICTORIA ROAD,

# 1 BEDROOMS £170,000

## CARTWRIGHT COURT

The development has a great community of Homeowners with a Homeowners association who support each homeowner, annual events and days trips. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathrooms and main bedroom. Homeowners can enjoy a great array of activities from Film nights, Games nights, and Themed days which follow a yearly calendar of events. There is also a fortnightly shopping trip by minibus and a monthly quiz evening. The development has a homeowners' lounge, fitted with audio visual equipment and WiFi, is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). For added convenience there is an onsite table service restaurant with freshly cooked meals provided everyday and the benefit of two fully equipped laundry rooms within the development. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

## ENTRANCE HALL

Your front door with letter box and spy hole opens into a spacious hallway with doors leading to the bedroom, living room, bathroom and good size storage/boiler cupboard.

Emergency speech module, camera entry system for use with a standard TV, illuminated light switches and thermostat.

## LIVING ROOM

The good sized living room is dual aspect benefiting from two large double glazed sash windows, one of which is electronically operated giving stunning views of the Malvern Hills. Two ceiling lights. Body height plug, TV, and telephone sockets. Part glazed double wooden doors lead into the kitchen.

## KITCHEN

Fitted with a range of base and eye level units with under pelmet lighting. Granite styled roll edge work surfaces and a tiled splash back. Double glazed electronically operated sash window with fitted blind giving far reaching views over the Severn Vale. Integrated appliances comprising; fridge; freezer; mid level electric oven; induction hob with chrome extractor hood. Stainless steel sink unit. Power points.

## WET ROOM

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

## BEDROOM

A spacious double bedroom with a large double glazed sash window. Built in mirror fronted wardrobes. Ceiling light. Emergency pull cord. Body height power points, TV and telephone points.

## 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, 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 31/03/2025).

## GROUND RENT

Ground rent: £435 per annum  
Ground rent review date: June 2028

## LEASE LENGTH

Lease: 125 years from 1st June 2013

## ADDITIONAL INFORMATION & SERVICES

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

