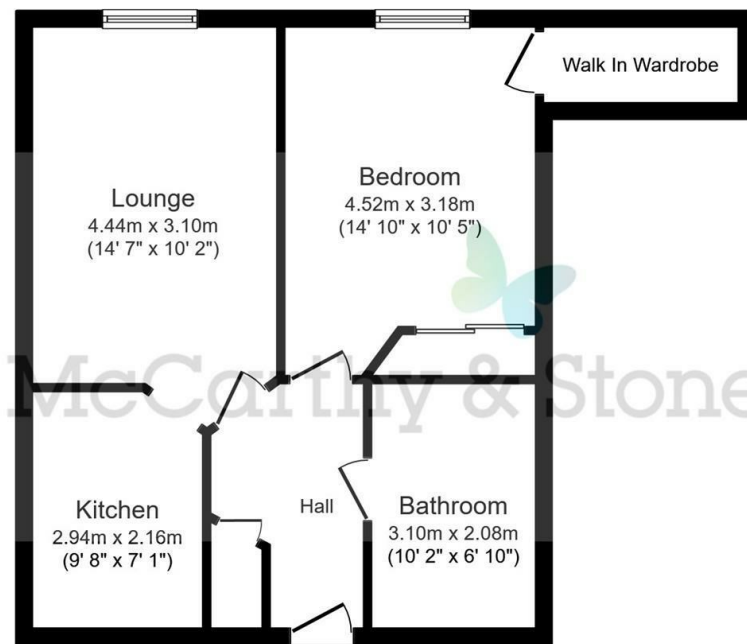


# McCARTHY STONE RESALES

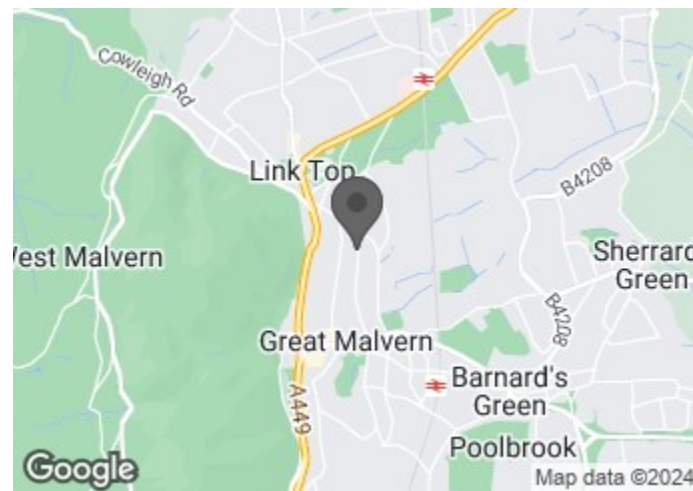
## 35 CARTWRIGHT COURT VICTORIA ROAD, MALVERN, WR14 2GE



Floor Plan

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>			
(81-91) <b>B</b>		<b>85</b>	<b>86</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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**PRICE REDUCTION**

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# CARTWRIGHT COURT, 2 VICTORIA ROAD,

# 1 BEDROOMS £125,000

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

## ENTRANCE HALLWAY

Your front door with letter box and spy hole

opens into the entrance hall. You will find a door to a walk-in storage cupboard. Emergency speech module. Ceiling light point. Power points. Doors leading to the bedroom, shower room and the living room.

## LIVING ROOM

This spacious living room benefits from a feature fireplace and a double glazed window with mock balcony and panoramic views of both the communal gardens and countryside beyond. TV, telephone, and power points. Two ceiling lights.

## KITCHEN

Fitted with a range of base and eye level units. Granite styled roll edge work surfaces and a tiled splash back. Integrated appliances comprising; fridge, freezer, mid level electric oven and induction hob with chrome extractor hood. Stainless steel sink unit. Power points.

## BEDROOM

Double glazed window with views of the communal gardens and countryside beyond. Built in wardrobe with mirrored sliding doors. A further large store off the bedroom ideal as a walk in wardrobe. Ceiling light. Power points. Emergency pull cord. TV and telephone point.

## 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.

## SERVICE CHARGE (BREAKDOWN)

- 1 Hours domestic assistance per week
- 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. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £10,414.11 per annum (for financial year ending 31/03/2025)

## PARKING PERMIT SCHEME (SUBJECT TO AVAILABILITY)

Parking is by allocated space subject to availability. The annual fee is £250 per annum (£125 half yearly). Please check with the Estate Manager on site for availability.

## LEASE LENGTH

125 years from 1st June 2013.

## GROUND RENT

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

## ADDITIONAL INFORMATION & SERVICES

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

