



2 Victoria Road, Malvern, WR14 2GE

£140,000

Cartwright Court is a development comprising 54, one and two bedroom apartments for the over 70s, part of McCarthy & Stone's Retirement Living PLUS and provides homeowners with extra care. A manager is on hand to attend to any queries you have and runs the development. Details of the service charge (cost of which included within the 'Try Before You Buy')can be found in the brochure but it does also include an hours domestic assistance. A range of personal care packages can be provided to suit your requirements including domestic support, ironing and laundry, shopping, personal care, medication and companionship. The development has 24 hour on site staffing, secure camera entry and 24 hour emergency call system.



29 Cartwright Court, 2, Victoria Road, Malvern, Worcestershire, WR14 2GE

ENTRANCE HALL

Front door with spy hole leads into the entrance hall, door opening to storage cupboard which houses the hot water system and electric fusebox, further doors lead to the bedroom, wet room and living room. A wall mounted emergency call module. Further safety features consist of a smoke detector and illuminated and secure entry system.

LIVING ROOM 14'6" x 11'9" (4.44m x 3.60m)

Rear aspect double glazed sash window overlooking garden, bright and airy living room with feature fireplace, television and telephone points, power points, electric storage heater, part glazed wooden door leading to the kitchen.

KITCHEN 9'9" x 7'1" (2.98m x 2.17m)

Fitted kitchen with a range of base and wall units, fully integrated appliances comprising fridge, freezer, electric oven and induction hob, stainless steel sink unit, power points, plinth heater, tiled floor, light tube, extractor fan.

BEDROOM 12'10" x 11'1" (3.93m x 3.40m)

Rear aspect double glazed window overlooking garden, built in wardrobe with mirrored sliding doors, ceiling light, power points, emergency pull cord, telephone point, television point, electric panel heater.

BATHROOM

Purpose built wet room with non slip safety flooring, low level bath, shower with grab rails, vanity unit with inset sink and mirror above, WC, heated towel rail, electric heater, extractor fan, emergency pull cord.

COMMUNAL GARDENS

Cartwright Court is set in attractively designed and well groomed communal grounds which are for the benefit of all the residents and visitors.

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 serve basis, please check with the Estate Manager on site for availability.



LEASE & SERVICE CHARGE

Length of lease 125 years from 1st June 2013.

Service charge includes:- window cleaning, water rates, communal areas electricity, heating and lighting and power, 24 hour emergency call system, upkeep of gardens and grounds, internal and external repairs and maintenance, contingency fund, cost of a House Manager, buildings insurance. The cost of the service charge is £7439.58 per annum. THE SERVICE CHARGE IS COVERED WITHIN THE RENT ON THE 'TRY BEFORE YOU BUY' BASIS.

GROUND RENT

£435 per annum paid to McCarthy & Stone Retirement Lifestyles Ltd. THE GROUND RENT IS COVERED WITHIN THE MONTHLY RENT ON THE 'TRY BEFORE YOU BUY' BASIS.

DIRECTIONS

From the centre of Great Malvern at the traffic lights junction of Church Street and Graham Road proceed downhill along Church Street taking the second left turn into Victoria Road. The entrance to Cartwright Court is on the right almost immediately. Viewers are advised to park on Victoria Road or in the car park that can be seen on the left hand side after approximately 300 yards.



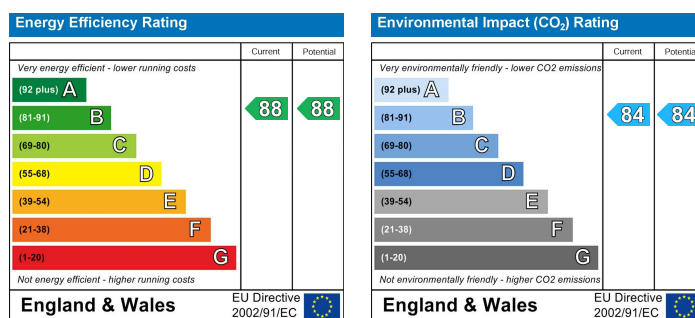
TENURE: We understand the property to be Leasehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

ENERGY PERFORMANCE RATINGS: Current: B88 Potential: B88



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