



Apt 30 Cartwright Court Victoria Road, Malvern, WR14 2GE

£175,000

Cartwright Court is an elegant development of 54 one and two bedroom 'Assisted Living' apartments for the over 70s, in a fantastic location close to the heart of the historic town of Malvern. McCarthy and Stone Assisted Living apartments are designed to promote independent living with the peace of mind of additional support and assistance when you need it. Their development on Victoria Road provides high quality accommodation and first class facilities including an on-site restaurant, homeowners' lounge and guest suite. No. 30 is a modern, well presented one bedroom 'assisted living' apartment in this beautiful complex. Owners have to be over 70 years of age. There are lifts within the buildings, 24 hour on site care, emergency call system, a parking permit subject to availability and housekeeping.



Apt 30 Cartwright Court, Victoria Road, Malvern, Worcestershire, WR14 2GE

ENTRANCE HALLWAY

Front door with letterbox and spy hole opens into the entrance hall, 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.

WALK-IN STORAGE ROOM

Housing the Pulsacoil water tank, fuse board, smart meter, heating controls, shelving and light.

LIVING/DINING ROOM 17'1" x 10'9" (5.21 x 3.28)

This spacious living room benefits from a feature fireplace with chrome and pebbled flame effect electric fire, electrically operated double glazed window with views of both the communal gardens and countryside beyond, television, telephone and power points. Two ceiling lights and programmable Dimplex storage heater.

BEDROOM 16'9" x 10'0" (5.13 x 3.07)

Double glazed window with views of the communal gardens and countryside beyond, built-in mirror fronted wardrobe with hanging rail and shelf, ceiling light, power points, tv and telephone points, wall mounted programmable Dimplex storage heater.

BATHROOM 9'4" x 6'8" (2.86 x 2.04)

Non slip safety flooring, low level bath, shower area with curtain and grab rails, vanity unit with inset sink and mirror above, emergency pull cord, wall mounted Dimplex fan heater and electric heated towel rail, alarm pull cord.

SERVICE CHARGE/LEASE INFORMATION

Lease: 125 years from 1st June 2013

Ground Rent: £435 per annum. Service Charge: £7699 per annum

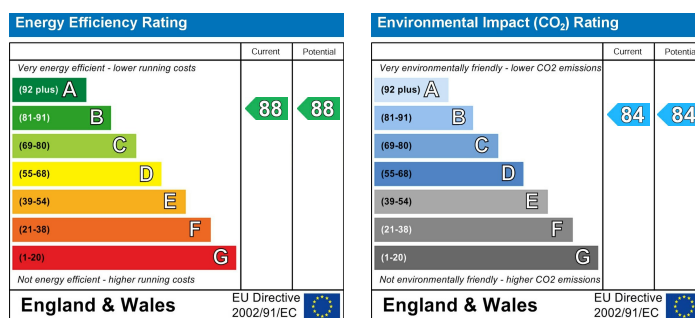
Service charge includes: 1 hour domestic assistance per week; cleaning of communal windows; water rates for communal areas and apartments; electricity, heating and lighting to communal areas; 24 hour emergency call system; repair, maintenance and upkeep of gardens, grounds, interior and exterior communal areas; contingency fund including internal and external redecorations, etc; buildings insurance.

There is a parking permit scheme subject to availability.

Leaseholders are required to be assessed by the Estate Manager prior to a sale being agreed.







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