



Apartment 35, Cartwright Court

2 Victoria Road, Malvern, WR14 2GE

Andrew Grant



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 **1 Bedroom**  **1 Reception**  **1 Bathroom**

Leasehold / 553 sq. ft.

KEY FEATURES:

- McCarthy Stone over 70's complex
- Low-cost dining
- Options for onsite care
- Resident organised events
- Communal gardens
- Staff onsite 24 hours a day
- Term 116 years remaining
- Service charge approx. £9,000 per annum
- Ground rent £349 per annum

Live independently and with confidence in this secure McCarthy Stone purpose-built apartment.

Nestled in the centre of Malvern and close to local amenities is this incredibly popular retirement complex which is ideal for those who want to retain independent living with the option to access care services if required.

Cartwright Court is an imposing building with attractive pillars to the entrance and balconies giving you a sense of grandeur as you approach the property.

This wonderful apartment is tastefully decorated and well-presented throughout. The accommodation includes an entrance hallway, a spacious reception room, a modern fitted kitchen, a double bedroom, a sizeable bathroom and a store.

Outside, there is a communal garden and residents parking.

Situation

The spa town of Malvern lies at the foot of the renowned Malvern Hills with amazing walks to be had in this area of outstanding natural beauty.



There is a vast range of local amenities including a Waitrose, The Cotford Hotel featuring the L'amuse Bouche restaurant, cafes, leisure centres and the famous Malvern Theatre.

There are bus stops within a 5-minute walk from the property and Great Malvern station is approximately a 10–15-minute walk away.

Description

The entrance hallway has contemporary doors leading off to the accommodation and a large storage cupboard.

The reception room is a lovely light and bright room with a picture window to the rear and a door to the kitchen. There is also a feature fireplace with surround and mantle.

The modern fitted kitchen has been well-designed with a range of wall and base units with work surfaces over incorporating a stainless-steel sink and drainer in front of the window. Integrated appliances include a mid-height oven, a hob with a stainless-steel extractor hood above, a fridge and freezer. There is also tiling to the splashbacks and floor.





The bedroom is a spacious and tranquil double room with a fitted mirrored wardrobe and a window to the rear. There is plenty of space in this room for additional bedroom furniture and a further door opens to an extremely useful store.

The spacious bathroom has a modern white suite comprising a low-level WC, a bath with a mixer tap, a wash hand basin set upon a vanity unit and an open wet room style shower. There is also full tiling to the walls and complementary vinyl flooring.





The Complex

The building offers some superb facilities for the residents and guests alike, from flexible care packages and subsidised meals from the stylish dining room. This room is stunning with its picture windows, porthole windows and circular skylights throughout making for a magnificent communal space to dine in. A varied three course menu is served at lunchtime with an optional breakfast and supper tray.

You will also have use of the function room and there are plenty of excursions and shopping trips with clubs and groups open to all. You can be a huge part in the organisation should you desire or can simply sit back and enjoy the pleasant surroundings within this building. The communal lounge has such grandeur with its curved fully glazed wall overlooking the attractive communal patio and with the large skylight to the centre it really is ideal for those wishing to take in the views of the surrounding gardens.

Each week the homeowner will get an hours' worth of home help, whether it be help with cleaning or bed changing. There is also a fabulous laundry room with easy access.

For those who need use of a mobility scooter there is a secure room to leave them safely and charge. The building also has lifts to all the floors.

The entire complex has a personal alarm operating system, and the emergency response is quick as staff are always located on site. This service is incredible and allows residents not to have to rely on other emergency services.

Friends or relatives can hire the guest suite subject to availability and should you wish to travel, the option is also open for residents to stay in other McCarthy Stone developments around the country.



Outside

The communal patio and gardens are well-kept with well-stocked borders including flowers, shrubs and delightful palm trees giving the feel of being somewhere overseas on a sunny summer day. The patio is a large spacious area wonderful for sitting out and enjoying a complimentary coffee with friends.

There are parking areas on both sides of the development with under cover spaces optionally available for residents near this apartment.

Services

To be confirmed. Council tax band - B.

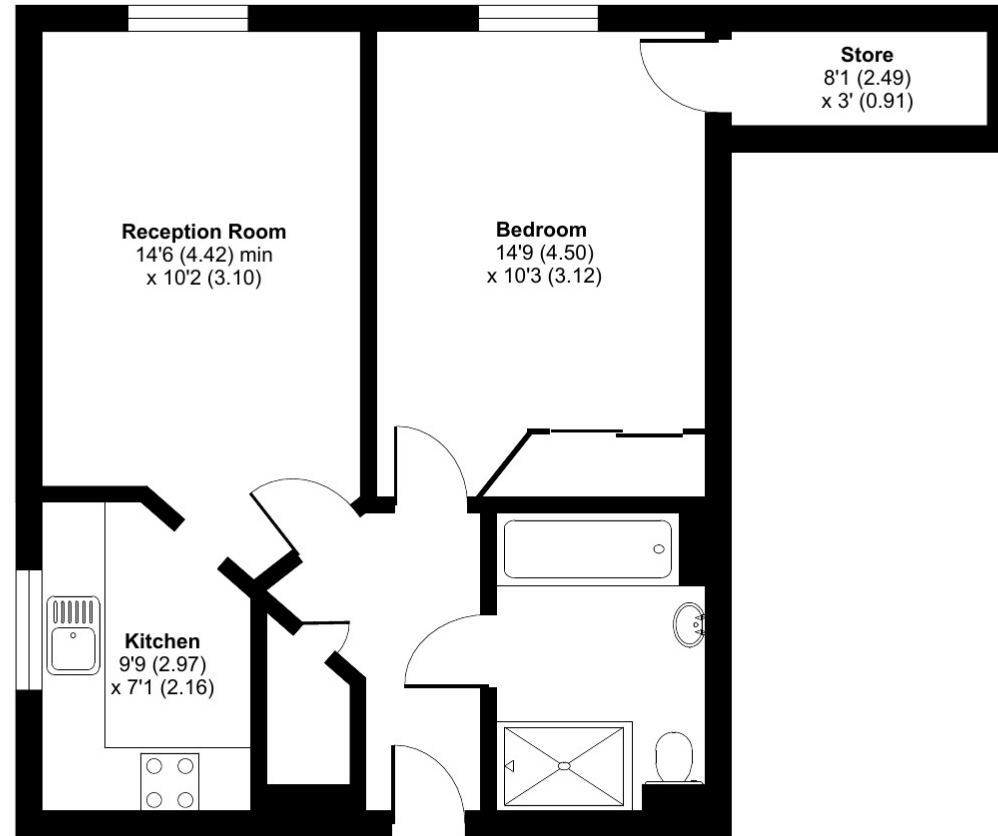




Victoria Road, Malvern, WR14

Approximate Area = 553 sq ft / 51.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Andrew Grant. REF: 855566



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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