

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL POSITIONED ONE BEDROOM APARTMENT SITUATED WITHIN THIS PURPOSE BUILT COMPLEX AND AFFORDING WONDERFUL VIEWS TOWARDS THE MALVERN HILLS. CONVENIENTLY SITUATED CLOSE TO THE AMENITIES OF GREAT MALVERN AND BENEFITTING FROM USE OF THE COMMUNAL GROUNDS AND FACILITIES. EPC RATING "B"**

## Cartwright Court - Guide Price £115,000

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





# 20 Cartwright Court

## Location & Description

Cartwright Court is an elegant development of fifty four one and two bedroom apartments specifically designed and built by McCarthy and Stone for the over 70's. It enjoys a fine setting and location only a few minutes walk from the centre of the historic spa town of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Transport communications are excellent. There is a mainline railway station also within walking distance as well as easy access to Junction 7 of the M5 motorway at Worcester which is only about seven miles.

The apartment was designed and built under McCarthy and Stones assisted living scheme which promotes individual living with the peace of mind of additional support and assistance when you need it. It provides high quality accommodation and first class facilities which include an onsite restaurant, homeowners lounge and a guest suite. There are also lifts to all floors as well as an estates team who are on site twenty-four hours a day offering flexible domestic and personalised care packages which are all part of the assisted living scheme.

## Property Description

20 Cartwright Court enjoys a superb position within this complex with views towards the Malvern Hills. It benefits from a resident's lounge, restaurant and laundry facilities. The property is situated on the fourth floor of this purpose built retirement complex and one of the key selling points is the fact that it is directly opposite the lift for ease of access which allows easy access to not only the parking area but also the restaurant itself.

The private front door opens to the well presented living accommodation enjoying lovely views to the Malvern Hills, benefitting from double glazing and electric heating. The living accommodation in more detail is accessed from the private front door positioned on the fourth floor and opens through to:

### Entrance Hall

Ceiling light point, wall mounted thermostat control point, emergency alarm panel and pullcord. Door opening to cupboard with shelving housing the pressurised hot water cylinder. Doors opening to bath/wet room and bedroom (both described later). Further door opening through to

### Living Room 4.90m (15ft 10in) x 3.28m (10ft 7in)

Enjoying dual aspect windows to two sides, one of which enjoys fine views up to the Malvern Hills. A well presented room benefitting from ceiling light points, electric heater and having double oak effect veneered doors with glazed inset opening through to

### Kitchen 3.02m (9ft 9in) x 2.17m (7ft)

Fitted with a range of modern drawer and cupboard base units with rolled edge worktop over and matching wall units with downlighters. Set into the worktop is a stainless steel sink unit with mixer tap and drainer under an electrically operated





double glazed sash window to side. There is a range of integrated appliances including a four ring electric HOB, stainless steel **EXTRACTOR** over, eye level **OVEN, FRIDGE, FREEZER** and **WASHING MACHINE**. Tiled splashback and ceiling light point.

**Bedroom 1 4.62m (14ft 11in) maximum into wardrobe x 3.10m (10ft)**

Double glazed sash window gives views to the hills. Ceiling light point, wall mounted electric heater. Emergency alarm pullcord. Fitted double wardrobe with mirrored sliding doors incorporating hanging and shelf space.

**Wet Room/Bathroom**

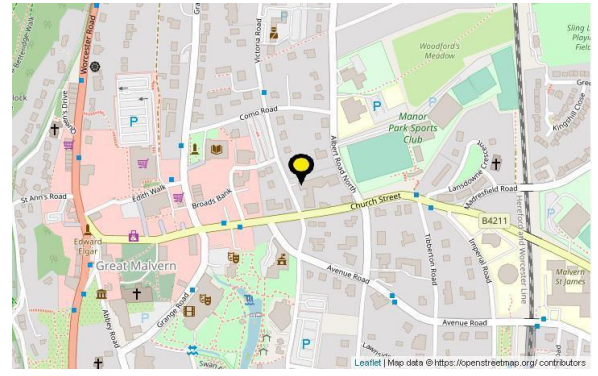
Fitted with a white low level WC, vanity wash hand basin with cupboards under. Panel bath with mixer tap. Walk in thermostatic controlled shower area with curtained and tiled perimeter and chrome grab rails. Wall mounted electric towel rail. Wall mounted shaver point and Dimplex electric heater. Ceiling light point. Emergency pullcord

**Outside**

Cartwright Court is set in attractively designed and well groomed communal grounds which are for the benefit of all the residents and visitors. Within the curtilage there are areas set aside for private parking. However, a parking space cannot be guaranteed but must be applied for directly to McCarthy and Stones' management committee. If this application is successful then the annual charge for a parking space is £250.00.

## Directions

From the centre of Great Malvern at the traffic lit 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 (if there are spaces) or in the car park that can be seen on the left hand side after approximately 300 yards.



## Services

We have been advised that mains electric, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 125 year lease from 2013. The ground rent is £435pa and the annual service charge is £8287.32, but these costs need to be checked and confirmed.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is B (84).



**Malvern Office**  
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