

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A SPLENDIDLY PRESENTED APARTMENT AFFORDING GLORIOUS VIEWS ACROSS THE SEVERN VALLEY SPECIFICALLY DESIGNED FOR THE OVER 70'S IN THIS PURPOSE BUILT RETIREMENT COMPLEX CONVENIENTLY SITUATED IN A CENTRAL LOCATION IN THE HEART OF GREAT MALVERN. THE LOVELY LIGHT AND AIRY ACCOMMODATION BENEFITS FROM DOUBLE GLAZING, ELECTRIC HEATING, FITTED CARPETS AND USE OF THE FIRST CLASS ON SITE FACILITIES INCLUDING GUEST SUITE, COMMUNAL GARDEN, HOME OWNER'S LOUNGE AND RESTAURANT. ENERGY RATING 'B'

Cartwright Court - Guide Price £158,000

Apartment 12, Cartwright Court, 2 Victoria Road, Malvern, Worcestershire WR14 2GE



12 Cartwright Court

Entrance Hall

Ceiling light point, intercom entry system, emergency alarm point, wall mounted thermostat, useful storage cupboard housing the pressurised electric water cylinder. Useful shelving. Door opens to bedroom and wet room (described later) and a multi-panelled glass door opens through to

Living Room 4.49m (14ft 6in) x 5.92m (19ft 1in)

A lovely room flooded with natural light through the double glazed sash window to side and further electrically operated sash window to rear. From the rear aspect splendid views are on offer across Manor Court Tennis & Rackets Club to the Severn Valley beyond. The focal point of this room is a feature fireplace with inset electric fire. Wall mounted electric heater. Two ceiling light points, entrance to

Kitchen 3.02m (9ft 9in) x 2.20m (7ft 1in)

Fitted with a range of wood effect drawer and cupboard base units with rolled edge worktop over and matching wall units. Stainless steel sink unit with drainer and mixer tap set under the electrically operated double glazed window to side. Integrated four ring electric **HOB** with stainless steel **EXTRACTOR** over and eye level **OVEN, FRIDGE** and **FREEZER**. Pelmet heater, tiled splash backs and tiled floor, ceiling light point, vented air circulation system with wall mounted control point.

Bedroom 1 4.57m (14ft 9in) x 3.23m (10ft 5in)

A generous double bedroom with electrically operated double glazed sash window to rear taking in the fabulous views. Built in double wardrobe with mirrored sliding doors incorporating hanging and shelf space. Ceiling light point, emergency alarm pull cord and wall mounted heater.

Wet Room

Fitted with a modern suite incorporating low level WC, vanity wash hand basin with cupboard under, panelled bath with mixer taps. Wet room style thermostatically controlled shower. Walls finished in complementary tiling. Wall mounted electric chrome heated towel rail. Dimplex wall mounted heater. Shaver point. Ceiling light point. Emergency alarm pull cord.

Communal Grounds

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 services 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 infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

All fifty four apartments at Cartwright Court are held on a leasehold basis until 2138. There is a ground rent of £510.00 per annum and the current service charge set for flat 12 is £641.67 per month for the year 2019/2020

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 formerly 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.



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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.