

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WONDERFULLY SITUATED ONE BEDROOMED RETIREMENT APARTMENT FOR THE OVER 60'S IN A PURPOSE BUILT COMPLEX BEING POSITIONED AT THE FRONT OF THE BUILDING AND AFFORDING FINE VIEWS UP TO NORTH HILL. ELECTRIC HEATING, DOUBLE GLAZING, ENTRANCE HALL, SITTING ROOM, FITTED KITCHEN AND WET ROOM ENERGY RATING "B" NO CHAIN**

## Apartment 39 Cartwright Court - Guide Price £50,000

2 Victoria Road, Malvern, WR14 2GE



# Apartment 39 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

Apartment 39 is a wonderfully positioned one bedroomed apartment in this purpose built complex and enjoying the amenities of this building. The property itself is positioned to the front aspect and affords fine views up to North Hill.

The accommodation benefits from double glazing, an emergency alarm control system and modern Dimplex electric storage heaters. The private front door is accessed from the communal hallway and there is a lift and stairs to all floors.

The accommodation in more detail comprises:

### Entrance Hall

A welcoming space with ceiling light point, emergency alarm pull cord attached to the main master unit. Useful built in storage cupboard housing the hot water cylinder. Wall mounted thermostat control point and doors to

### Living Room 4.96m (16ft) x 3.85m (12ft 5in)

A wonderful light and airy space with a west facing double glazed window affording fine views up to North Hill. Two ceiling light points, Dimplex electric storage heater. Remote controlled electric fire set into a feature fire surround and hearth. Entrance leading to

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

Fitted with a range of drawer and cupboard base units with chrome handles and roll edged worktop over with matching wall units. Set into the worktop is a stainless steel sink unit with mixer tap and drainer. A four ring electric **HOB** with stainless steel extractor over and eye level single **OVEN**.





Integrated **FRIDGE, FREEZER**. Tiled floor and splashbacks. Ceiling light point.

#### **Bedroom 4.73m (15ft 3in) x 3.07m (9ft 11in)**

A generous double bedroom with double glazed window affording fine views to North Hill. Dimplex, wall mounted electric panel heater. Fitted double wardrobes with mirrored sliding doors incorporating hanging and shelf space.

#### **Wetroom/Bathroom**

Fitted with white low level WC, vanity wash hand basin with cupboards under, panelled bath. Wetroom style thermostatically controlled shower with curtain. Emergency alarm pullcord, Dimplex wall mounted electric heater and electric heated towel rail. Wall mounted shaver point, complimentary tiling. Ceiling light point and ceiling mounted extractor fan.

#### **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 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 June 2013. The ground rent is approximately £600 pa, paid six monthly and the 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 from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is B (87).



**Malvern Office**  
**01684 892809**

13 Worcester Road, WR14 4QY  
malvern@johngoodwin.co.uk

### 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.