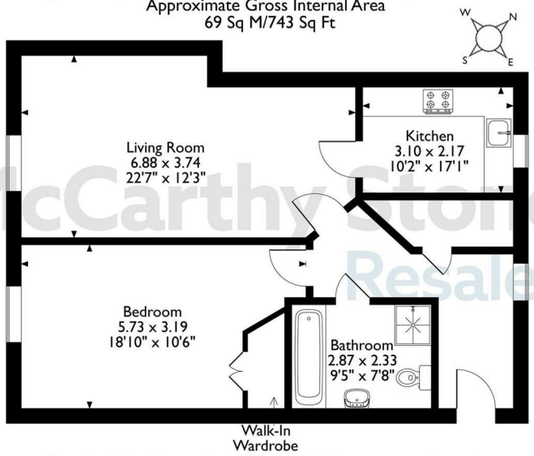
Excellent

Trustpilot

McCarthy & Stone
Resales.

Cartwright Court, Apartment 49, 2, Victoria Road, Malvern, Worcestershire
Approximate Gross Internal Area
69 Sq M/743 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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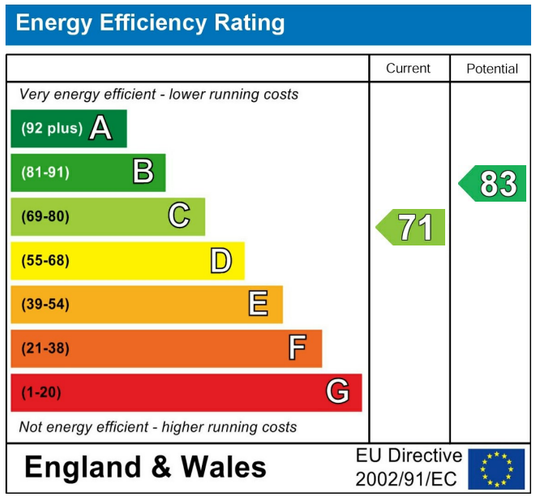

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

49 Cartwright Court

2 Victoria Road, Malvern, WR14 2GE

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 49 Cartwright Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £130,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Charming one bedroom retirement living apartment
- Estates Manager + 24-hour on-site staffing
- Waitress service restaurant
- Personal care packages available from the onsite CQC registered care agency
- Elegant homeowners lounge and function room
- Mobility scooter charging point
- Landscaped gardens
- Laundry room
- Full wheelchair access
- Domestic assistance (1hr included in service charge)

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

49 Cartwright Court, Malvern

1 | 1 | Asking price £130,000

Cartwright Court

Cartwright Court is a development comprising 54 one and two bedroom apartments for the over 70's. It is part of McCarthy & Stone's Retirement Living PLUS range (known previously as Assisted Living) and is facilitated to provide it's homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - provided by the Your Life Care & Management team. In addition to the 1 hours domestic assistance included in your service charge, there're an assortment of bespoke packages on offer to suit the individual needs of each homeowners. These comprise; Domestic support, Ironing & Laundry, Shopping, Personal care, Medication, Companionship (please speak to the Property Consultant for further details and a break down of charges). The development has a great community of Homeowners with a Homeowners association who support each homeowner, annual events and days trips. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathrooms and main bedroom. Homeowners can enjoy a great array of activities from Film nights, Bingo, Games nights, Knit & Natter, Happy Hour, and Themed days which follow a yearly calendar of events. The development has a homeowners' lounge, fitted with audio visual equipment and WiFi, is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (for additional fee per night - subject to availability). For added convenience there is an onsite table service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Entrance Hall

Front door with spy hole leads into the entrance hall. Door opening to storage cupboard. Further doors lead to the bedroom, wet room, and living room. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and illuminated and secure entry system. Window with similar views as the kitchen.

Living/Dining Room

A spacious living room with a double glazed window and views across the Malvern Hills, ample space for a dining table, TV and telephone point. Power points. Electric storage heater. Two ceiling lights. A partially glazed door leads to the kitchen.

Kitchen

Fitted kitchen with a range of base and wall units. Double glazed window with views overlooking the Severn Valley. Appliances comprising electric oven and induction hob with chrome extractor hood. Stainless steel sink unit. Power points. Plinth heater. Tiled floor and splash back. Please note there is no fridge or freezer currently, the can be replaced by the vendor if required.

Bedroom

A bright and airy bedroom with a large double glazed window. Built in wardrobe with mirrored sliding doors. Ceiling light. Power points. Emergency pull cord.

Wet Room

Purpose built wet room with non slip safety flooring. Walk in shower with shower with curtain and grab rails and seperate bath. Cupboards with plenty of storage. Vanity unit with inset sink and mirror above. Emergency pull-cord.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £11,348.98 per annum (for financial year ending 31/03/2027) The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Parking Permit Scheme (subject to availability)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Lease Length

125 years from 1st June 2013

Ground Rent

Ground rent - £435 per annum
Ground rent review: 1st June 2028

ADDITIONAL INFORMATION & SERVICES

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.
FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage