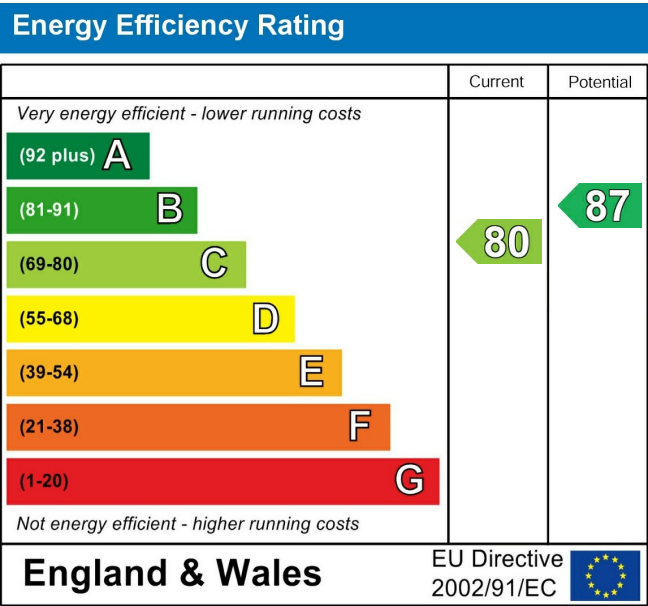
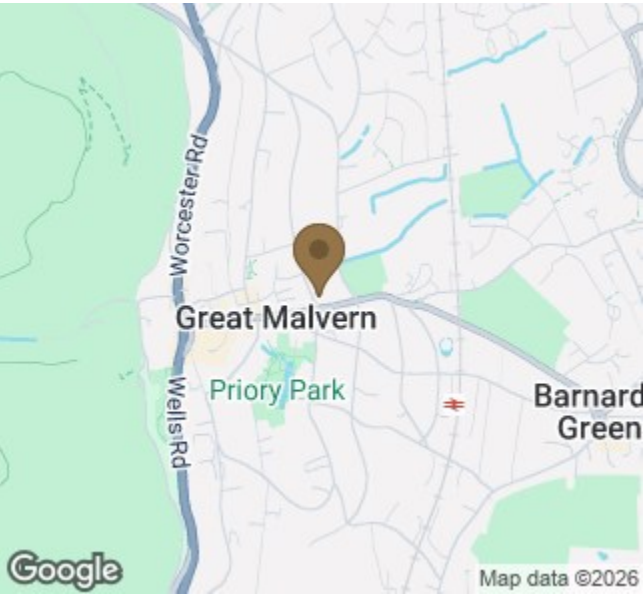




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Registered in England and Wales No. 10716544



43 Cartwright Court

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 43 Cartwright Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £95,000
Leasehold

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

Why you'll love living here:

- Designed for the over 70's
- Friendly Estates Manager + 24-hour on-site staffing
- Elegant communal lounge
- Waitress service restaurant
- Landscaped gardens maintained regularly
- Mobility scooter charging point
- WiFi in Homeowners lounge & Underground car-park
- Full wheelchair access & Laundry rooms
- Lift to all floors
- Well located for local amenities

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

43 Cartwright Court, Malvern

 1 |  1 | Asking price £95,000

Cartwright Court

The Development Cartwright Court is an assisted living development comprising of 54 one and two bedroom apartments for the over 70s. Cartwright Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its 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. There is a team member onsite 24 hours a day providing comfort that should emergency support be needed, there is someone there. 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 flexible personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency team. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite waitress service restaurant with freshly cooked meals provided every day. Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Cartwright Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at low prices. For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Property Overview

This charming one-bedroom, sixth floor apartment enjoys a dual aspect east-facing position. The spacious lounge allows plenty of natural light and has ample room for a dining table and chairs. The accommodation also features a modern fitted kitchen with integrated

appliances, a generous double bedroom with a mirrored wardrobe and a contemporary bath/shower room.

Social Lifestyle

The Communal Lounge is at the heart of the community at Cartwright Court and is where the majority of social gatherings take place. Regular activities include; monthly quiz nights and poetry along with regular armchair yoga, pudding and supper clubs. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Cartwright Court are our landscaped gardens which offer a peaceful haven to relax and unwind. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy & Stone take care of all the maintenance, leaving you free to enjoy the beautiful gardens which blossom and bloom throughout the seasons.

Additional Information & Services

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

Service charge details

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include

the cost of your House 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 House Manager.

Annual service charge is £11,348.98 for the financial year ending 31/03/2027.

Lease details

Lease Length: 125 years from 1st June 2013
Ground Rent: £435 per annum
Ground Rent review: June 2028.

Car Parking

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

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

