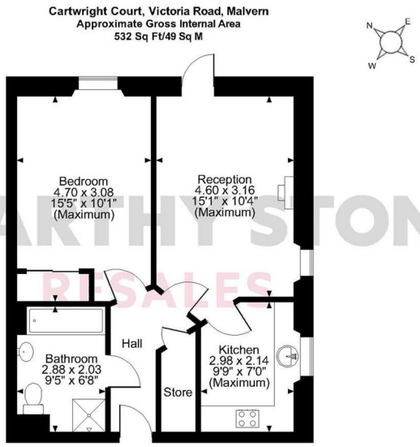
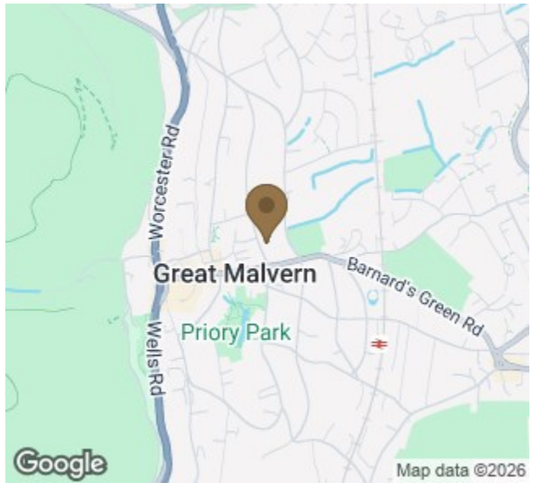
Excellent

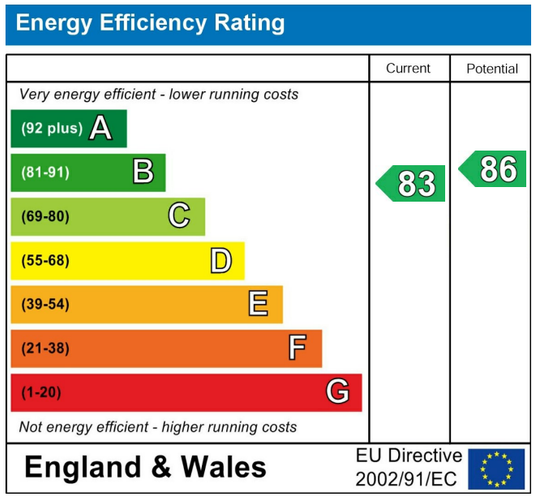
Trustpilot

McCarthy & Stone
Resales.



McCARTHY STONE
RESALES





7 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 7 Cartwright Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £125,000
Leasehold

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

Why you'll love living here:

- FANTASTICALLY PRESENTED one bedroom Retirement Apartment
- First floor apartment with a balcony
- BRIGHT & AIRY - a well proportioned apartment filled with lots of natural light.
- Table Service Restaurant
- PURPOSE DESIGN AND BUILD - expertly designed for sheltered independent living.
- Estates Manager + 24-hour on-site staffing
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Landscaped gardens + Laundry room
- Wi-Fi in Homeowners Lounge and Function room
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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

7 Cartwright Court, Malvern

1 | 1 | Asking price £125,000

Summary

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. 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.

For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system. 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. One hour domestic assistance per week is already included within your service charge.

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, bathroom, and living room. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system.

Living Room

A wonderfully presented bright and airy spacious living room with large double glazed French door leading to a beautiful patio with amazing views. TV and telephone point. Power points. Electric storage heater. Two ceiling light points. An oak effect door with glazed panels leads into the kitchen.

Kitchen

Large fitted kitchen with a range of base and wall units. Fully integrated appliances comprising fridge, freezer, electric oven and induction hob with chrome extractor hood. Stainless steel sink unit sits under a double glazed window. Power points. Plinth heater. Tiled floor and splash back.

Bedroom

Double glazed electrically operated sash window. Built in wardrobe with mirrored sliding doors containing both ample hanging space and shelving. Ceiling light. Power points. Emergency pull cord. Door off to a large additional storage cupboard.

Bathroom

Purpose built wet room with slip resistant safety flooring. Low level bath. Shower with curtain and grab rails. 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

The annual service charge is £11,348.98 for the financial year ending 31/03/27.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Car Parking Permit Scheme

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 House Manager on site for availability.

Lease Information.

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

Additional Information & Services

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

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 speak with our Property Consultant today.