KIMBERLEY'S
ESTATE AGENTS



Apartment 4, Carwright Court, Victoria Road, Malvern WR14 2GE

Spacious One Bedroom, Ground Floor RETIREMENT APARTMENT within this POPULAR and ATTRACTIVE DEVELOPMENT for the over 70's. Offering Good sized Lounge/Diner, Kitchen and Wetroom, UPVC double glazed sash windows, electric heating and ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

Guide Price: £160,000 LEASEHOLD

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Introducing this One Bedroom apartment in an assisted living development comprising of 54 one and two bedroom apartments for the over 70s. The complex is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its homeowners' with extra care.

With an Estates Manager on hand to assist with the day to day running of the development and included in the service charge is 1 hours domestic assistance per week, however, additional hours can be arranged by if desired. In addition to this there are a range of flexible personal care packages to suit your requirements and these are provided by the onsite CQC registered care agency.

For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system. The development has a residents lounge for socialising and, for convenience if desired there is an onsite waitress service restaurant with freshly cooked meals. **MWL 1935**

THE PROPERTY COMPRISES AS FOLLOWS (all dimensions stated are approximate)

Entrance via **Communal Entrance Hall** with LIFT to the **First, Second and Third Floors.** Door from the ground floor Communal Hall leads to:

Apartment 4

Entrance Hall 14'0'' x 5'0'' with spy-hole viewer to door. Having an appells 'Care Call' control Centre, electric heater, power points, Dimplex thermostat, smoke detector, ceiling light point & doors lead to:

Airing Cupboard 6`9'' x 4`0''max. Housing the hot water cylinder, shelving, consumer unit, smoke detector and ceiling light point.

DOORS ALSO FROM HALL TO:

Living/Dining Room 20'6''max. & 6'7''min. x 14'7''max. & 9'4''min. with Two Side aspect UPVC double glazed sash windows and rear aspect UPVC double glazed sash window. Having an electric feature fireplace, electric heater, numerous power points, T.V. point, telephone point, smoke detector, two ceiling light points and opening to the:

Kitchen 9'6''max. & 6'10''min. x 8'9''max. & 4'5''min. The Kitchen has fitted base and wall units with laminate worktops over and an inset stainless steel sink. Integrated appliances to include: Hotpoint electric oven, Hob inset to worktop, fridge & freezer. Kitchen is completed by tiled flooring, numerous power points, smoke detector, extractor fan and a ceiling light point.

Bedroom One 12'9'' x 9'8'' with side aspect UPVC double glazed sash window; Electric heater, power points, T.V. point, telephone point, smoke detector, ceiling light point, emergency 'Pull Cord' and sliding doors to: Built-in double wardrobe having shelving and hanging rail within.

Wet Room 8'11''max. & 5'2''min. x 6'9''max. Fitted White suite comprising: large walk in Shower area with full height tiling and mixer shower; low-level closed coupled W.C., wash hand basin inset to vanity unit and a panel sided bath with fitted taps. Room is completed by non slip flooring, electric towel rail, wall mounted 'Dimplex' electric fan heater, shaver point, extractor fan, Emergency 'Pull Cord' & finally a ceiling light point.



Residents Service Charge

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

The Service charge covers:
- 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 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

VACANT POSSESSION UPON COMPLETION OF THE PURCHASE

AGENTS NOTE 1 We have not tested systems, services or appliances, therefore we cannot confirm condition. Prospective purchasers are advised to satisfy themselves of their condition prior to committing to a purchase

AGENTS NOTE 2 Floor coverings where fitted plus other items or fittings e.g. curtains, curtain tracks, blinds are included.

REGULATORY NOTES: Successful offeror/s are required to pay for anti money laundering checks conducted by a 3rd party (credas) these are charged at £30 excluding VAT per applicant. The Successful offeror/s are also required to produce identification & residency documentation, together with proof of funds in order to satisfy our clients that the PURCHASER complies with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be requested from us request. Meanwhile, KIMBERLEY'S have made every effort to ensure that our measurements and details/particulars are accurate, but, prospective purchaser/s/tenant/s must satisfy themselves as to the accuracy of the information we provide. No information with regard to planning / building regulations compliance, or of the structural integrity, tenure, services or appliances has been verified by ourselves; therefore prospective purchaser/s/tenant/s need to validate any of these matters prior to offering and making a formal intention to purchase or lease any property, or enter into a contract.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kimberley's Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Any buyer is advised to obtain verification from their Solicitor or Surveyor; and references to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, thus any buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars; however they may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Email: property@kimberleysestateagents.co.uk

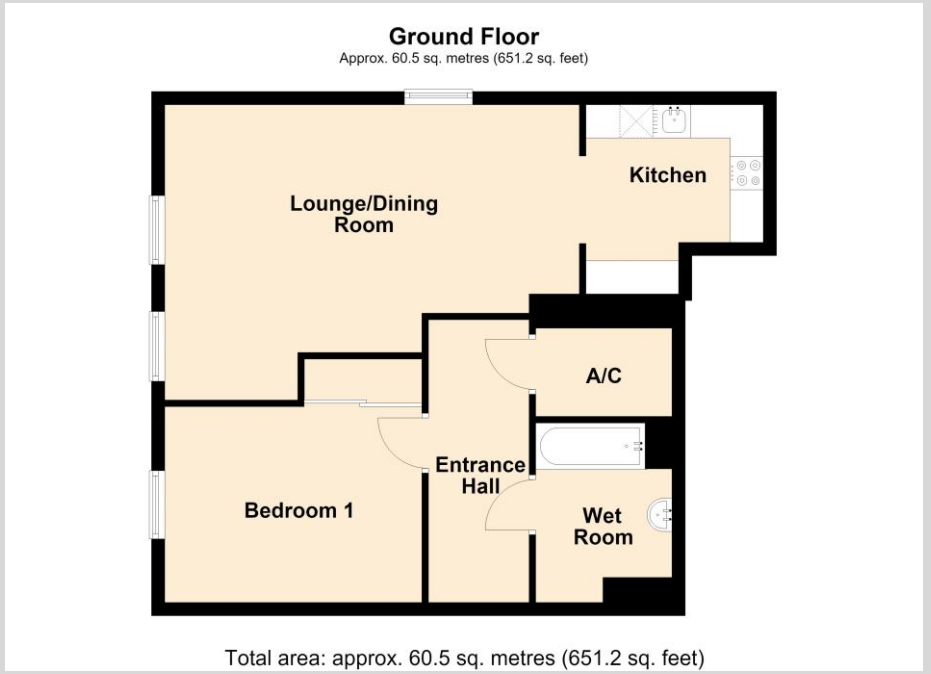


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