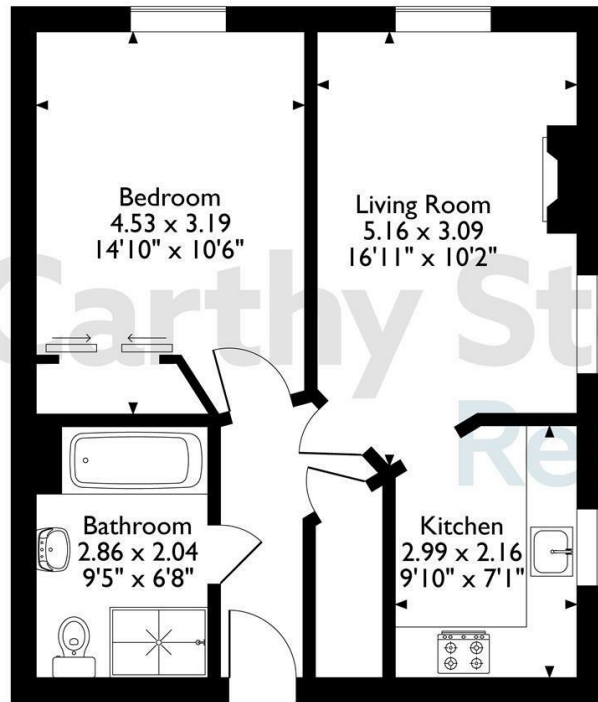


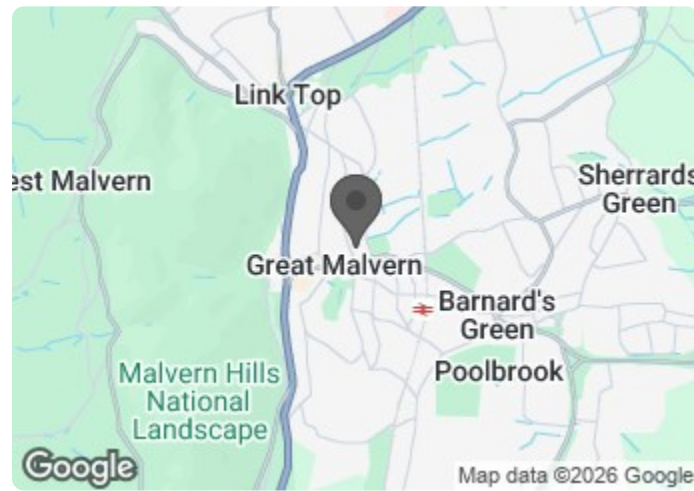
Cartwright Court, Apartment 12, 2, Victoria Road, Malvern, Worcestershire  
 Approximate Gross Internal Area  
 49 Sq M/527 Sq Ft



**Second Floor Retirement Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**12 Cartwright Court**

2 Victoria Road, Malvern, WR14 2GE



**Asking price £135,000 Leasehold**

A ONE BEDROOM apartment on the second floor with DUAL ASPECT lounge within McCarthy Stones, Cartwright Court. ONE HOUR DOMESTIC ASSISTANCE a week included in the service charge.

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF CARTWRIGHT COURT - BOOK NOW!

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Cartwright Court, 2 Victoria Road, Malvern

1 bed | £135,000

## 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, wet room, 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 spacious living room with dual aspect large double glazed sash windows. TV and telephone point. Power points. Electric storage heater. Two ceiling light points.

## 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 sash window. Built in wardrobe with mirrored sliding doors containing both ample hanging space and shelving. Ceiling light. Power points. Emergency pull cord.

## Shower Room

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

Service charge £11,348.98 per annum (for financial year ending March 2027).

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

## Additional Information & Services

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

