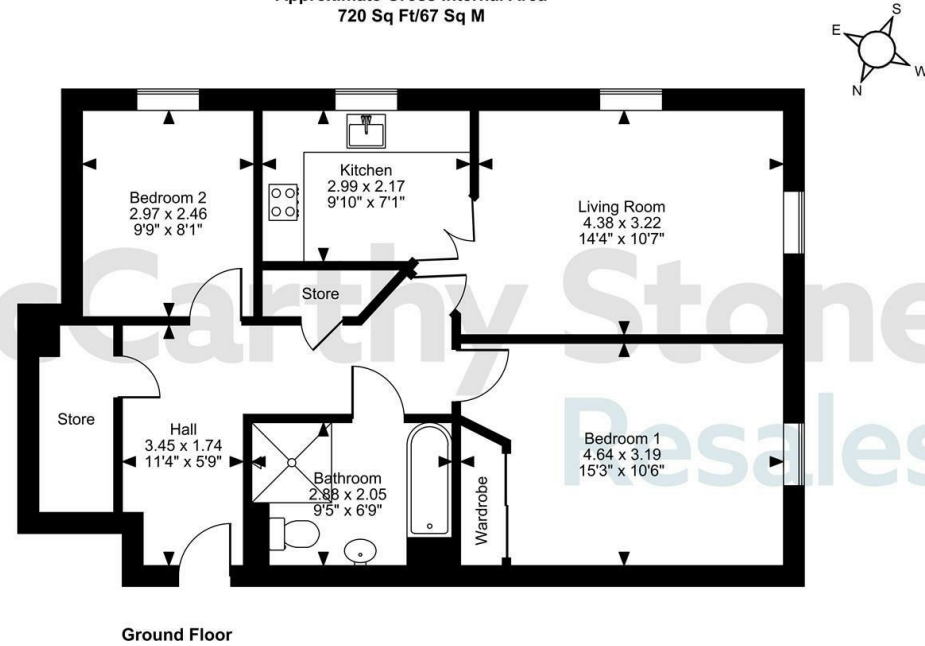


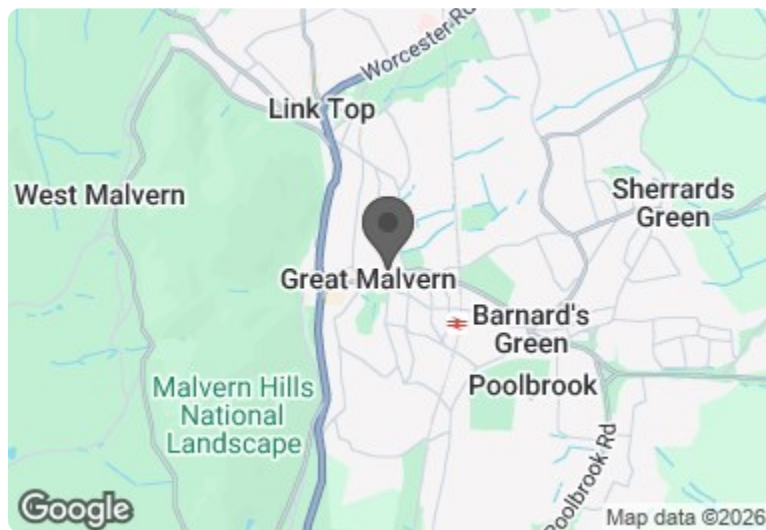
Cartwright Court, Victoria Road, Malvern  
Approximate Gross Internal Area  
720 Sq Ft/67 Sq M



**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>82</b>	<b>84</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	

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.

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## 38 Cartwright Court

2 Victoria Road, Malvern, WR14 2GE

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £149,950 Leasehold**

\*Join us for coffee & cake at our Open Day - Thursday 14th May 2026 - from 11am to 3pm - BOOK YOUR PLACE TODAY!\*

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

A TWO BEDROOM apartment with DUAL ASPECT in the lounge McCarthy Stone Retirement Living development, Cartwright Court - OFFERED WITH NO ONWARD CHAIN  
~BESPOKE CARE PACKAGES AVAILABLE~ ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK~

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

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

# 38 Cartwright Court, 2 Victoria Road,

# 2 Bed | £149,950

PRICE  
REDUCED

## Cartwright Court

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, Games Nights, Happy Hour, and Themed Days which follow a yearly calendar of events. There is also a fortnightly shopping trip by minibus and a monthly quiz evening. 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 (subject to availability and additional cost). 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 over.

## Entrance Hall

Your front door with letter box and spy hole opens into the entrance hall. You will find a door to a storage cupboard. In the entrance hall the emergency speech module is wall mounted. Security door entry system. Ceiling light point. Power points. Doors leading to the bedrooms, the bathroom, and the living room.

## Living Room

The dual aspect living room benefits with two double glazed windows and a panel heater. TV and telephone point. Power points. Two ceiling lights. Part glazed double wooden doors lead into the Kitchen.

## Kitchen

A large fitted kitchen with a range of base and eye level units. The base units are fitted with granite styled roll edge work surfaces and a tiled splash back. Fully integrated appliances comprising fridge, freezer, waist height electric oven, and induction hob with chrome extractor hood. Stainless steel sink unit. Power points. Double glazed window.

## Master Bedroom

Large double glazed window. Built in mirrored sliding door wardrobe. Ceiling light. Power points. Dimplex electric heater. Emergency pull cord.

## Bathroom

Purpose built wet room with non slip safety flooring. Low level bath. Shower with curtain and grab rails. Vanity unit with inset sink and mirror above. Emergency pull-cord. Electric heated towel rail and fan heater.

## Second Bedroom

Large double glazed window. Ceiling light. Power points. Dimplex electric heater. 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 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.

Annual service charge is £15,351.74 for the financial year ending 31/03/2027.

**Car Parking Permit Scheme-subject to availability**  
Parking is by allocated space subject to availability. The annual fee is £250 per annum (£125 half yearly). Please check with the Estate Manager on site for availability.

## Lease Length

125 years from 1st June 2013

## Ground Rent

Ground rent: £510 per annum  
Ground rent review: 1st Jun 2028

## Additional Information & Services

- Fibre to the Cabinet 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.

