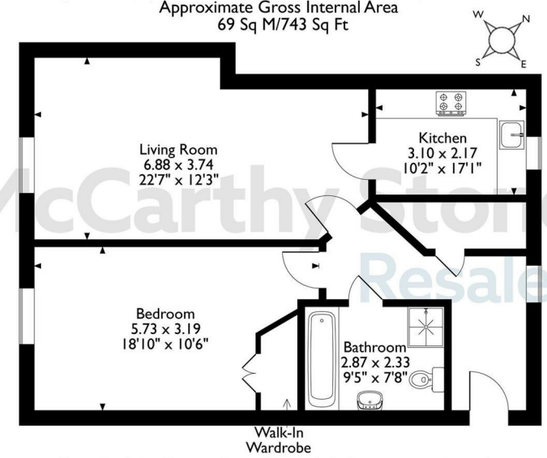
Excellent

Trustpilot

McCarthy & Stone
Resales.

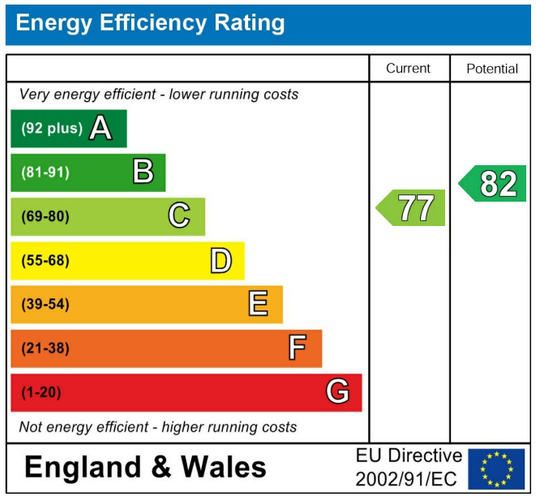
Cartwright Court, Apartment 49, 2, Victoria Road, Malvern, Worcestershire
Approximate Gross Internal Area
69 Sq M/743 Sq Ft



McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.
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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







49 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 49 Cartwright Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £130,000
Leasehold

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

Why you'll love living here:

- Charming one bedroom retirement living apartment
- Estates Manager + 24-hour on-site staffing
- Waitress service restaurant
- Personal care packages available from the onsite CQC registered care agency
- Elegant homeowners lounge and function room
- Mobility scooter charging point
- Landscaped gardens
- Laundry room
- Full wheelchair access
- Domestic assistance (1hr included in service charge)

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

49 Cartwright Court, Malvern

1 | 1 | Asking price £130,000

Cartwright Court

Cartwright Court is a development comprising 54 one and two bedroom apartments for the over 70's. It is part of McCarthy & Stone's Retirement Living PLUS range (known previously as Assisted Living) and is facilitated to provide it's 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 personal care packages to suit your requirements - provided by the Your Life Care & Management team. In addition to the 1 hours domestic assistance included in your service charge, there're an assortment of bespoke packages on offer to suit the individual needs of each homeowners. These comprise; Domestic support, Ironing & Laundry, Shopping, Personal care, Medication, Companionship (please speak to the Property Consultant for further details and a break down of charges). 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. 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 (for additional fee per night - subject to availability). 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 of age or over.

Property Overview

This charming one-bedroom, ground-floor apartment enjoys a desirable west facing position overlooking the Malvern Hills. The bright and inviting lounge has ample space for a dining table and chairs. The accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with mirrored wardrobe, a contemporary shower room and a generous storage 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; film nights, bingo, knit and natter, happy hour and themed events which take place throughout the year. 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 the large patio area in the communal garden. 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 relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

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 31/03/2027).

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.

Parking Permit Scheme (subject to availability)

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 Estate Manager on site for availability.

Lease Information

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

Additional information & services

- Full 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.













