



**OUTSTANDING VALUE WITH NO STAMP DUTY TO PAY. A FINE FIRST FLOOR APARTMENT SPECIFICALLY DESIGNED FOR THE OVER 70'S ENJOYING A CENTRAL LOCATION IN THE HEART OF GREAT MALVERN WITH VIEWS OF THE MALVERN HILLS AND OFFERING ONE BEDROOMED ACCOMMODATION WITH HALL, LIVING ROOM, WELL EQUIPPED KITCHEN, BATHROOM/WETROOM, FITTED CARPETS, CURTAINS AND BLINDS, DOUBLE GLAZING, FULL HEATING AND USE OF FIRST CLASS ON SITE FACILITIES INCLUDING RESTAURANT, HOMEOWNERS LOUNGE, GUEST SUITE AND COMMUNAL GARDENS. ENERGY RATING "C(76)" NO CHAIN**

## Cartwright Court - Guide Price £55,000

Apartment 33, Cartwright Court, 2 Victoria Road, Great Malvern WR14 2GE



# Apartment 33, Cartwright Court

## Entrance Hall

Emergency pullcord alarm, built in cupboard housing boiler and meters.

## Living Room 4.52m (14ft 7in) x 3.28m (10ft 7in)

Electric storage heater, fireplace with timber mantel and surround, marble inset and electric fire, two double glazed sash windows with views towards the Malvern Hills.

## Kitchen 3.02m (9ft 9in) x 2.17m (7ft)

Single drainer stainless steel sink unit, full range of floor and eye level cupboards with extensive worksurfaces and tiled surrounds. Integrated four ring electric **HOB** with stainless steel extractor canopy above. Integrated **FRIDGE** and separate **FREEZER, OVEN** and **GRILL**. Double glazed sash window.

## Bedroom 3.97m (12ft 10in) max 14'10 x 3.13m (10ft 1in)

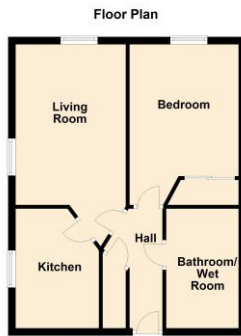
Radiator, built in wardrobe with mirrored doors, double glazed window to front aspect with view of Malvern Hills.

## Bathroom/Wetroom 2.92m (9ft 5in) min 8' x 2.06m (6ft 8in)

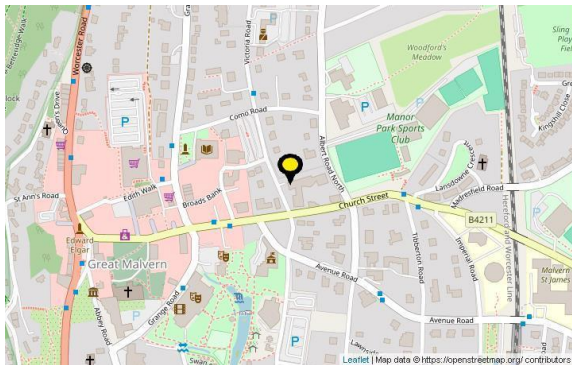
Fully tiled walls, panelled bath (with handgrips), vanity wash basin with mirror above and shaver point. Heated towel rail, wall mounted Dimplex heater, close coupled WC. open shower, mirrored cabinet.

## Communal Gardens

Cartwright Court is set in attractively designed and well groomed communal grounds which are for the benefit of all the residents and visitors. Within the curtilage there are areas set aside for private parking, however a parking space cannot be guaranteed but must be applied for directly to McCarthy & Stones Management Committee. If they confirm that there is a space available there would be an annual charge for this space which would need to be negotiated directly with McCarthy & Stone.



Flat 33, Cartwright House, Malvern



## Directions

From the centre of Great Malvern at the traffic lit junction of Church Street and Graham Road proceed downhill along Church Street taking the second left turn into Victoria Road. The entrance to Cartwright Court is on the right almost immediately. Viewers are advised to park on Victoria Road (if there are spaces) or in the car park that can be seen on the left hand side after approximately 300 yards.

## Services

We have been advised that mains electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

All fifty four apartments at Cartwright Court are held on a leasehold basis until 2138. There is a ground rent of £435.00 per annum and the current service charge set for flat 33 is £867.84 per month (£10,414.11 per annum) for the year 2024/2025

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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