

PRICE REDUCTION



McCarthy & Stone
RESALES



45 Cartwright Court, 2 Victoria Road, Malvern, WR14 2GE
Asking price £185,000

LEASEHOLD

For further details
please call 0345 556 4104

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JOIN OUR SUMMER SHOWCASE - FRIDAY 20th AUGUST - 10am to 4pm - BOOK YOUR PLACE TODAY! *REDECORATED AND RE-CARPETED THROUGHOUT* A BRIGHT AND SUNNY TWO BEDROOM RETIREMENT APARTMENT WITH FAR REACHING VIEWS OF THE MALVERN HILLS ~Part of the McCarthy & Stone's retirement living PLUS range ~

Cartwright Court

Cartwright Court is one of McCarthy & Stones' Retirement Living PLUS range and is facilitated to provide its homeowners with extra care. An Estates Manager with a twenty four hour supporting team of staff is on hand to manage the day to day running of the development and attend to any requirements you may have. Within the service charge homeowners are allocated 1 hour of domestic assistance per week, but additional hours can be arranged. 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 as well as a number of emergency alarm points. It is a condition of purchase that residents must meet the minimum age requirement of 70 years.

The development has a homeowners' Lounge, fitted with audio visual equipment and WiFi, which is a superb venue for socialising with friends and family. Homeowners can enjoy a great array of activities including Film Nights, Bingo, Games Nights, Knit & Natter, Happy Hour and there are also Themed outings which follow a yearly calendar of events. For added convenience there is an onsite table service Restaurant with freshly cooked meals provided everyday. If your guests have travelled from afar, they can extend their stay by booking into the Guest Suite (usually for a fee of £25 per night - subject to availability).

Local Area

Cartwright Court is located just a few minutes' walk from the centre of the historic spa town of Great Malvern where there are a number of amenities including shops, cafe's, banks, Waitrose supermarket, the Malvern theatres, The

Cinema and the leisure centre. The development is located on a bus route and the Great Malvern railway station is also within walking distance.

Entrance Hall

The front door with letter box, key safe and spy hole opens into the spacious entrance hall in which the wall mounted emergency speech module and security door entry system are located. A large boiler/storage cupboard and separate large cupboard ensure plenty of space for storage. Ceiling light and power points. Doors from the hallway lead to the bedrooms, the bathroom, and kitchen with the hallway opening up into the living room.

Living room

This bright and airy dual aspect living room benefits from two large double glazed sash windows that provide far reaching views of the Malvern Hills. TV and telephone point. Power points and two ceiling lights. Radiator style electric heater.

Kitchen

This modern kitchen is fitted with a range of base and eye level units with under pelmet lighting. The base units are fitted with granite-styled roll edge work surfaces and a tiled splash back. Fully integrated appliances comprising fridge, freezer, mid level electric oven, and induction hob with chrome extractor hood. Stainless steel sink and drainer unit. Power points. Double glazed window.

Bedroom One

Double glazed sash window. Built in wardrobe with mirrored sliding doors. Wall mounted electric heater, ceiling light, power points, emergency pull cord. TV and telephone point.

Bedroom Two

A good sized second double bedroom or dining room/study. Double glazed sash window. Central ceiling light. TV point. Power points and wall mounted electric heater.

Wet room

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.

Service charge (breakdown)

- 1 Hours domestic assistance per week included
- 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.

Parking Permit Scheme- subject to availability

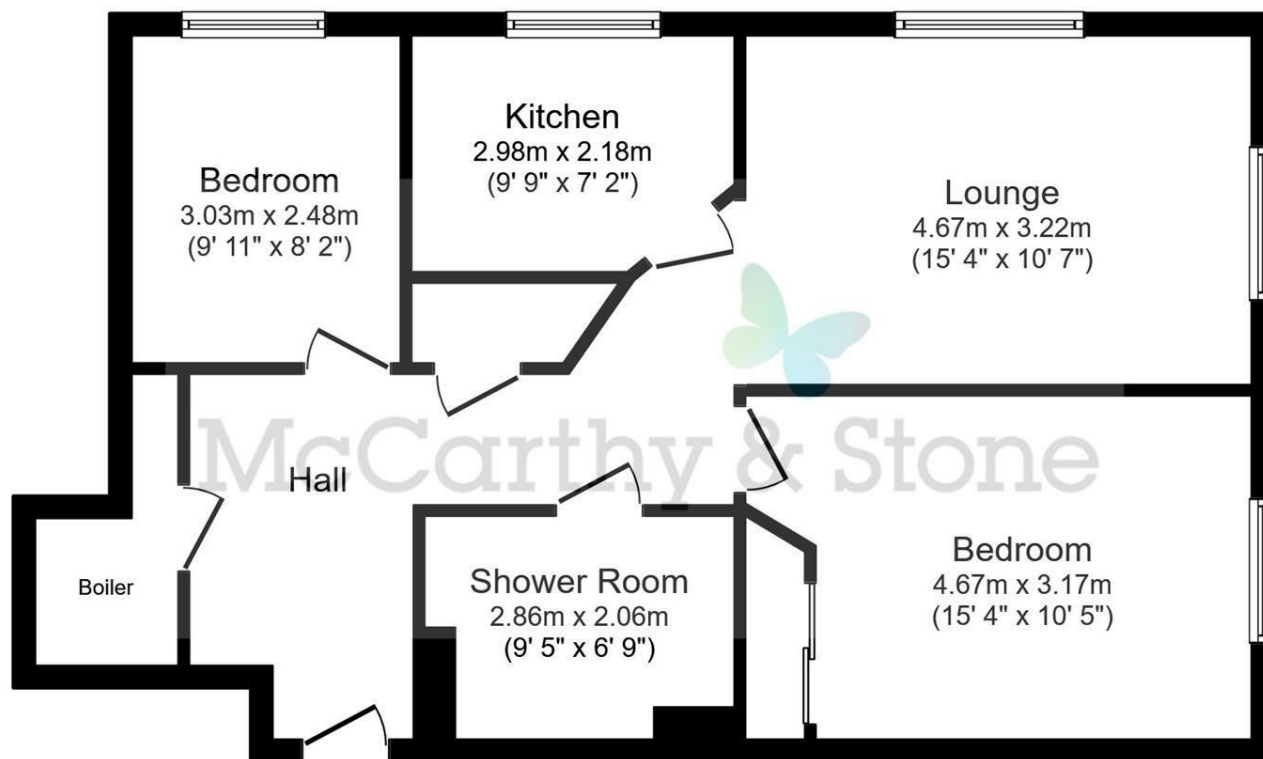
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Ground rent: £510 per annum
125 years from 1st June 2013
Managed by McCarthy and Stone Management Services







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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