



McCarthy & Stone
RESALES



46 Cartwright Court, 2 Victoria Road, Malvern, WR14 2GE
Asking price £180,000 LEASEHOLD

For further details
please call 0345 556 4104

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STUNNING VIEWS OF THE MALVERN HILLS *Lovely one bedroom retirement apartment situated on the 2nd level in Church Block - Cartwright Court*

The Apartment

This apartment is offered in a fine condition, and with no onward chain, so any purchaser can enjoy a quick sale and then move straight in. From the position within the development, this apartment provides stunning far reaching views across the Malvern Hills - enjoyed from both the living room and bedroom windows.

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, 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 (usually for a fee of £25 per night - subject to availability). For added convenience there is an on-site table service restaurant with freshly cooked

meals provided everyday and the benefit of two fully equipped laundry rooms within the development. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Entrance Hall

Your front door with letter box and spy hole opens into a spacious hallway with doors leading to the bedroom, living room, bathroom and good size storage/boiler cupboard. Emergency speech module, camera entry system for use with a standard TV, illuminated light switches and thermostat.

Living Room

The good sized living room with large double glazed sash window offering picturesque views. Two ceiling lights. TV, and telephone sockets. Rectangular opening leads into the kitchen.

Kitchen

Fitted with a range of base and eye level units with under pelmet lighting. Granite styled roll edge work surfaces and a tiled splash back. Integrated appliances comprising; fridge; freezer; mid level electric oven; induction hob with chrome extractor hood. Stainless steel sink unit. Power points.

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.

Bedroom

A spacious double bedroom with a large double glazed sash window. Built in mirror fronted wardrobes. Ceiling light. Emergency pull cord. Body height power points, TV and telephone points.

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 House 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 House Manager.

Ground Rent

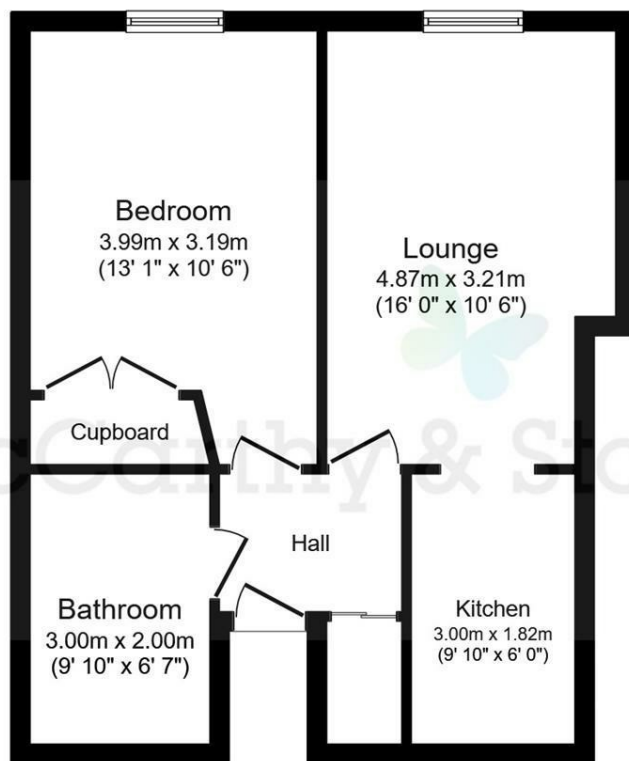
Annual fee - £435

Lease Length

125 years from 1st June 2013







Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	89
(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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