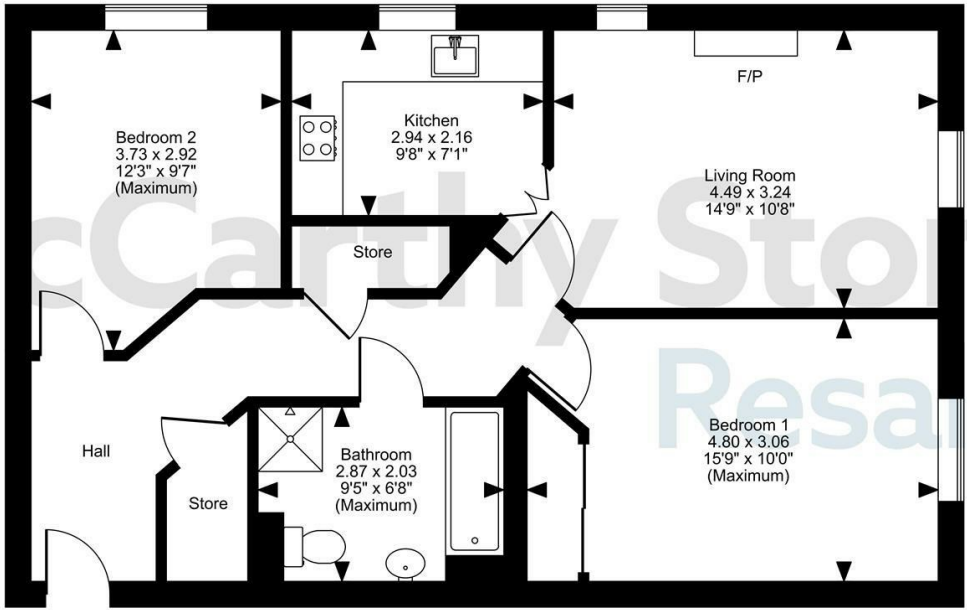
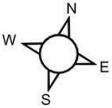
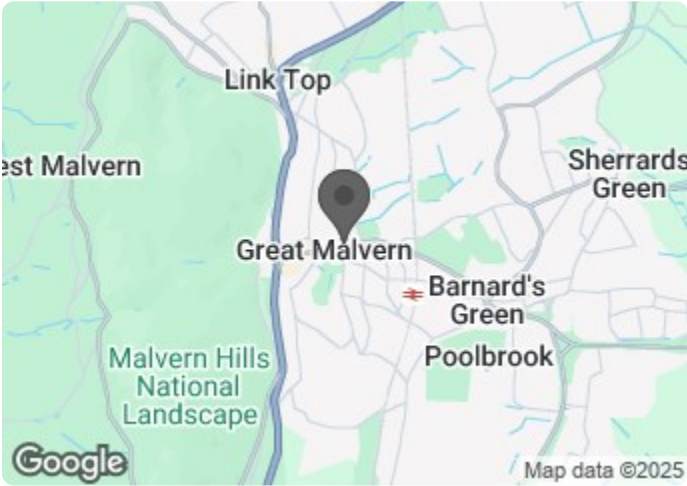


Cartwright Court, Victoria Road, Malvern
Approximate Gross Internal Area
732 Sq Ft/68 Sq M



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) A		
(81-91) B	82	83
(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	

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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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5 Cartwright Court

Victoria Road, Malvern, WR14 2GE



Asking price £184,995 Leasehold

TWO BED FIRST FLOOR RETIREMENT APARTMENT IN CLOSE PROXIMITY TO
HOMEOWNERS LOUNGE & RESTAURANT ~Retirement Living PLUS apartment. ONE
HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

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Cartwright Court, Victoria Road, Malvern, WR14 2GE

Cartwright Court

The development has a great community 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. Cartwright Court is situated within close proximity to the heart of Malvern which is home to an array of leisure and retail facilities and there is a bus stop just 200 yards away. The development has a homeowners' lounge and 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. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Entrance Hallway

Your front door with letter box and spy hole opens into the entrance hall. You will find a



door to a walk in airing cupboard (housing a hot water cylinder with 25 year guarantee), the wall mounted emergency speech module, security door entry system and an additional shelved storage cupboard. Ceiling light point. Power points. Doors leading to the bedrooms, the bathroom and the living room.

Living Room

The living room benefits from two double glazed electrically controlled windows which provide a dual aspect outlook, one with very desirable far reaching views. TV and telephone point. Power points. Two ceiling lights. Doorway leads into the Kitchen.

Kitchen

The modern kitchen is fitted with a range of wall and base units, with granite styled roll edge work surfaces and a tiled splash back. Integrated appliances include fridge, freezer, ceramic mid level electric oven, and induction hob with chrome extractor hood. Stainless steel sink unit. Power points. Electronically controlled double glazed window.

Master Bedroom

Double glazed window. Built in mirrored sliding door wardrobe. Ceiling light. Power points. Emergency pull cord. TV and telephone point.

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.



2 bed | £184,995

Second Bedroom

A good sized second double bedroom. Electronically double glazed window. Central ceiling light. TV point. Power points.

Service Charge (breakdown)

- 1 Hours domestic assistance.
- 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 Estate Manager.

Service charge £14,891.08 per annum (for financial year end 31/03/2026)

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

Annual fee - £510 per annum
Ground rent review: Jun-28

