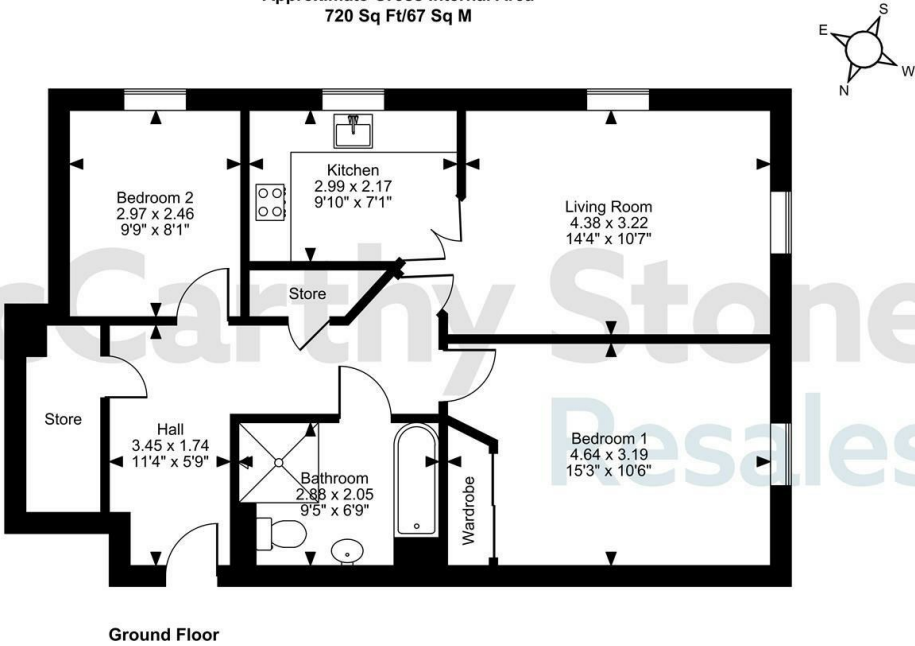
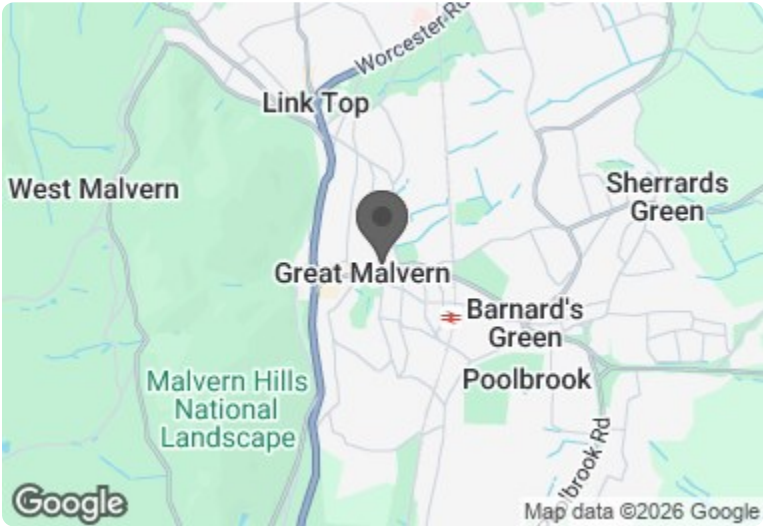


Cartwright Court, Victoria Road, Malvern
Approximate Gross Internal Area
720 Sq Ft/67 Sq M



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		
(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	

38 Cartwright Court

2 Victoria Road, Malvern, WR14 2GE



PRICE REDUCTION

Asking price £149,950 Leasehold

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Registered in England and Wales No. 10716544



38 Cartwright Court, 2 Victoria Road,

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, Happy Hour, 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 (subject to availability and additional cost). 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 over.

Entrance Hall

Your front door with letter box and spy hole opens into the entrance hall. You will find a door to a storage cupboard. In the entrance hall the emergency speech module is wall mounted. Security door entry system. Ceiling light point. Power points. Doors leading to the bedrooms, the bathroom, and the living room.

Living Room

The dual aspect living room benefits with two double glazed windows and a panel heater. TV and telephone point. Power points. Two ceiling lights. Part glazed double wooden doors lead into the Kitchen.

Kitchen

A large fitted kitchen with a range of base and eye level

units. The base units are fitted with granite styled roll edge work surfaces and a tiled splash back . Fully integrated appliances comprising fridge, freezer, waist height electric oven, and induction hob with chrome extractor hood. Stainless steel sink unit. Power points. Double glazed window.

Master Bedroom

Large double glazed window. Built in mirrored sliding door wardrobe. Ceiling light. Power points. Dimplex electric heater. Emergency pull cord.

Bathroom

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. Electric heated towel rail and fan heater.

Second Bedroom

Large double glazed window. Ceiling light. Power points. Dimplex electric heater. Emergency pull cord.

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 Estate Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property

2 Bed | £149,950

maintenance and gardening. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

Annual service charge is £15,351.74 for the financial year ending 31/03/2027.

Car 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

Ground rent: £510 per annum
Ground rent review: 1st Jun 2028

Additional Information & Services

- Fibre to the Cabinet 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.

PRICE
REDUCED

