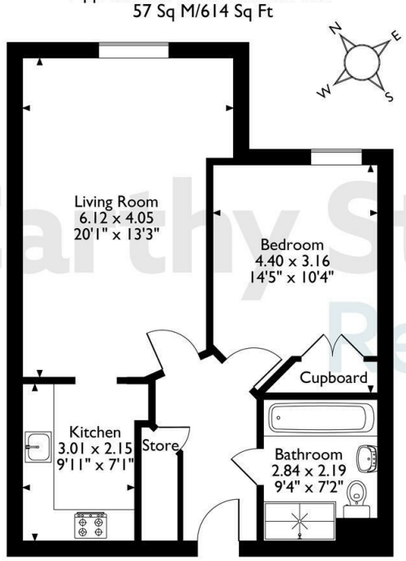
McCarthy Stone
Resales

Cartwright Court, Apartment 11, 2, Victoria Road, Malvern, Worcestershire
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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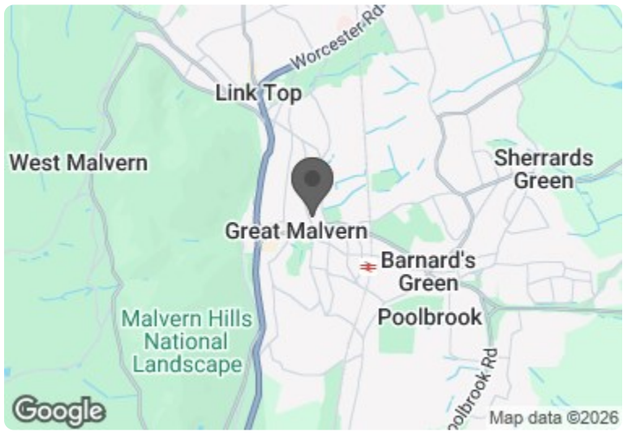
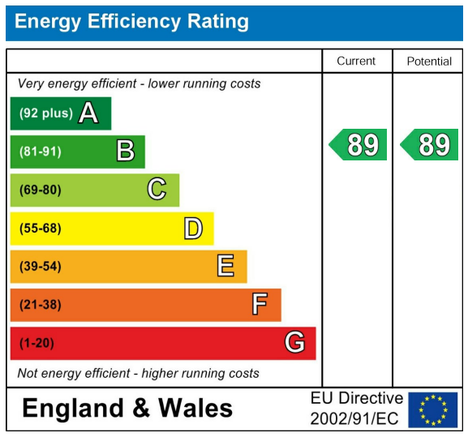
Council Tax Band: B





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.

The Property Ombudsman

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McCarthy Stone
Resales

11 Cartwright Court

2 Victoria Road, Malvern, WR14 2GE

PRICE REDUCED

PRICE REDUCTION

Asking price £55,000 Leasehold

A well presented ONE BEDROOM retirement apartment situated in Cartwright Court, part of McCarthy & Stones Retirement Living PLUS range (known previously as Assisted Living).

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Cartwright Court, 2 Victoria Road, Malvern

1 Bed | £55,000

PRICE REDUCED

Cartwright Court
Cartwright Court is a development comprising 54 one and two bedroom apartments for the over 70's. It is part of McCarthy & Stone's Retirement Living PLUS range (known previously as Assisted Living) and is facilitated to provide it's homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - provided by the Your Life Care & Management team. In addition to the 1 hours domestic assistance included in your service charge, there're an assortment of bespoke packages on offer to suit the individual needs of each homeowners. These comprise; Domestic support, Ironing & Laundry, Shopping, Personal care, Medication, Companionship (please speak to the Property Consultant for further details and a break down of charges). 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, Bingo, Games nights, Knit & Natter, Happy Hour, and Themed days which follow a yearly calendar of events. 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 additional fee per night - subject to availability). 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 of age or over.

Entrance Hall
Front door with spy hole leads into the entrance hall. Door opening to storage cupboard. Further doors lead to the bedroom, wet room, and living room. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and illuminated and secure entry system.

Living Room
A spacious living room with TV and telephone point. Power points. Electric storage heater. Two ceiling lights. Direct access to the kitchen.

Kitchen
Fitted kitchen with a range of base and wall units. Fully integrated appliances comprising fridge, freezer, electric oven and induction hob with chrome extractor hood. Stainless steel sink unit. Power points. Plinth heater. Tiled floor and splash back.

Bedroom
Double glazed window with far reaching views. Built in wardrobe with mirrored sliding doors. Ceiling light. Power points. Emergency pull cord.

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)
• 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 is £10,993.45 for the financial year ending 31/03/2026.

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.

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 Estate Manager on site for availability.

Lease Length
125 years from 1st June 2013

Ground Rent
Ground rent: £435 per annum
Ground rent review: 1st June 2028

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.