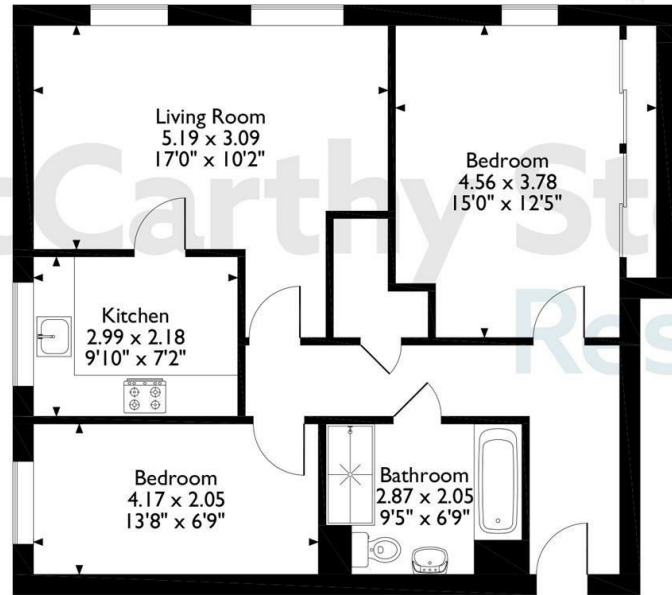
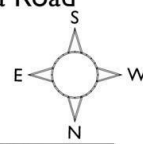


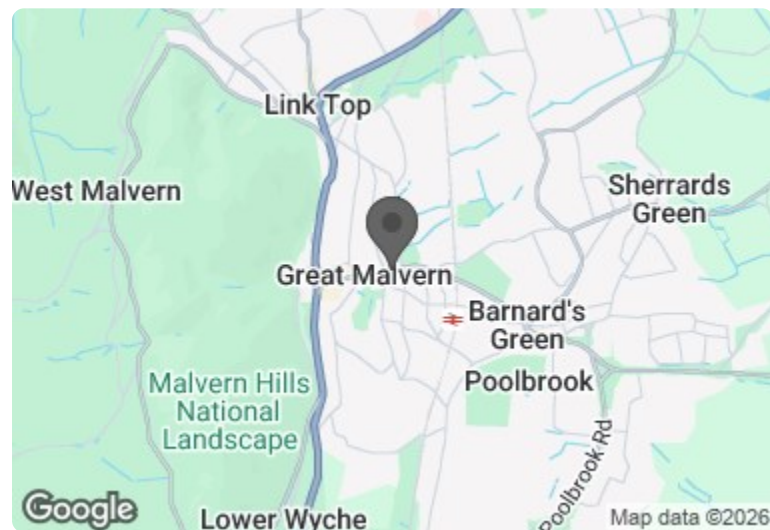
Cartwright Court, Apartment 51, 2, Victoria Road  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



**Fourth Floor**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**51 Cartwright Court**

2 Victoria Road, Malvern, WR14 2GE

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £175,000 Leasehold**

\*Join us for coffee & cake at our Open Day - Thursday 14th May 2026 - from 11am to 3pm - BOOK YOUR PLACE TODAY!\*

A two bedroom Retirement Living PLUS apartment situated in McCarthy Stones Cartwright Court - OFFERED WITH NO ONWARD CHAIN

**Call us on 0345 556 4104 to find out more.**

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

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Registered in England and Wales No. 10716544



# Cartwright Court, 2 Victoria Road, Malvern

## 2 Bed | £175,000

PRICE  
REDUCED

### Summary

Cartwright Court is an assisted living development comprising of 54 one and two bedroom apartments for the over 70s. Cartwright Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its 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 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. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite waitress service restaurant with freshly cooked meals provided every day. One hour domestic assistance per week is already included within your service charge.

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 bedrooms, wet room, and living room. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system.

### Living Room

A spacious living room with two sash windows. TV and telephone point. Power points. Electric storage heater. Two ceiling light points. An oak effect door with glazed panels leads into 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 sits under an electrically operated double glazed window. Power points. Plinth heater. Tiled floor and splash back.

### Bedroom One

Double glazed sash window. Built in wardrobe with mirrored sliding doors containing both ample hanging space and shelving. Ceiling light. Power points. Emergency pull cord. Mirror fronted sliding wardrobe.

### Bedroom Two

A second bedroom that could be used as a dining room, study or hobby room. Ceiling light. Power sockets.

### Shower Room

Purpose built wet room with slip resistant safety flooring. Shower with curtain and grab rails. Vanity unit with inset sink and mirror above. Emergency pull-cord. A low level bath is currently boxed in at present with a large cupboard above, the bath could easily be brought back into operation and the taps are still available inside the bath.

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

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.

### Car Parking Permit Scheme

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 Information

Lease Length: 125 years from 1st June 2013  
Ground Rent: £510 per annum  
Ground Rent Review: Jun-28

### 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.

