

**29 Cartwright Court**

2 Victoria Road, Malvern, WR14 2GE

**PRICE REDUCED**

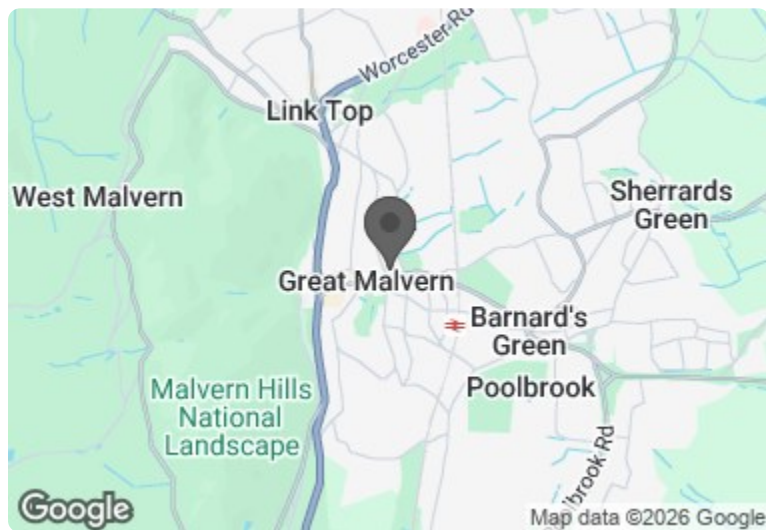


**Floor Plan**  
Floor area 53.0 sq. m. (570 sq. ft.) approx

Total floor area 53.0 sq. m. (570 sq. ft.) approx  
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT



**Council Tax Band: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</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	



**PRICE REDUCTION**

**Asking price £99,950 Leasehold**

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF CARTWRIGHT COURT - BOOK NOW!

A ONE BEDROOM FOURTH FLOOR McCARTHY & STONE RETIREMENT LIVING PLUS APARTMENT (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

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# Cartwright Court, 2 Victoria Road, Malvern,

## 1 Bed | £99,950

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 (usually for a fee of £25 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

Bright and airy living room with feature fireplace. TV and telephone point. Power points. Electric storage heater. Two ceiling lights. Part glazed wooden door leading 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. Built in wardrobe with mirrored sliding doors. Ceiling light. Power points. 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.

### 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.

The service charge is £11,348.98 per annum (for financial year ending 31/03/2027).

### Car 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 date: June 2028

### Additional Information & Services

- Superfast Fibre 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.

