McCarthy & Stone
RESALES

52 Cartwright Court, 2 Victoria Road, Malvern, WR14 2GE
Asking price £225,000 LEASEHOLD

For further details
please call 0345 5564104

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A TWO BEDROOM McCARTHY & STONE RETIREMENT PLUS APARTMENT - Formally known as Assisted Living - OFFERED WITH NO ONWARD CHAIN

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 alos 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 (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

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 bedroom, the shower room, and the living room.

Living Room

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

Kitchen

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, mid level electric oven, and induction hob with chrome extractor hood. Stainless steel sink unit. Power points. Double glazed window.

Bedroom

Double glazed window. Built in mirrored sliding door wardrobe. Ceiling light. Power points. Dimplex electric heater. 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 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 please contact your Property Consultant or House Manager.

Car Parking Permit Scheme-subject to availability

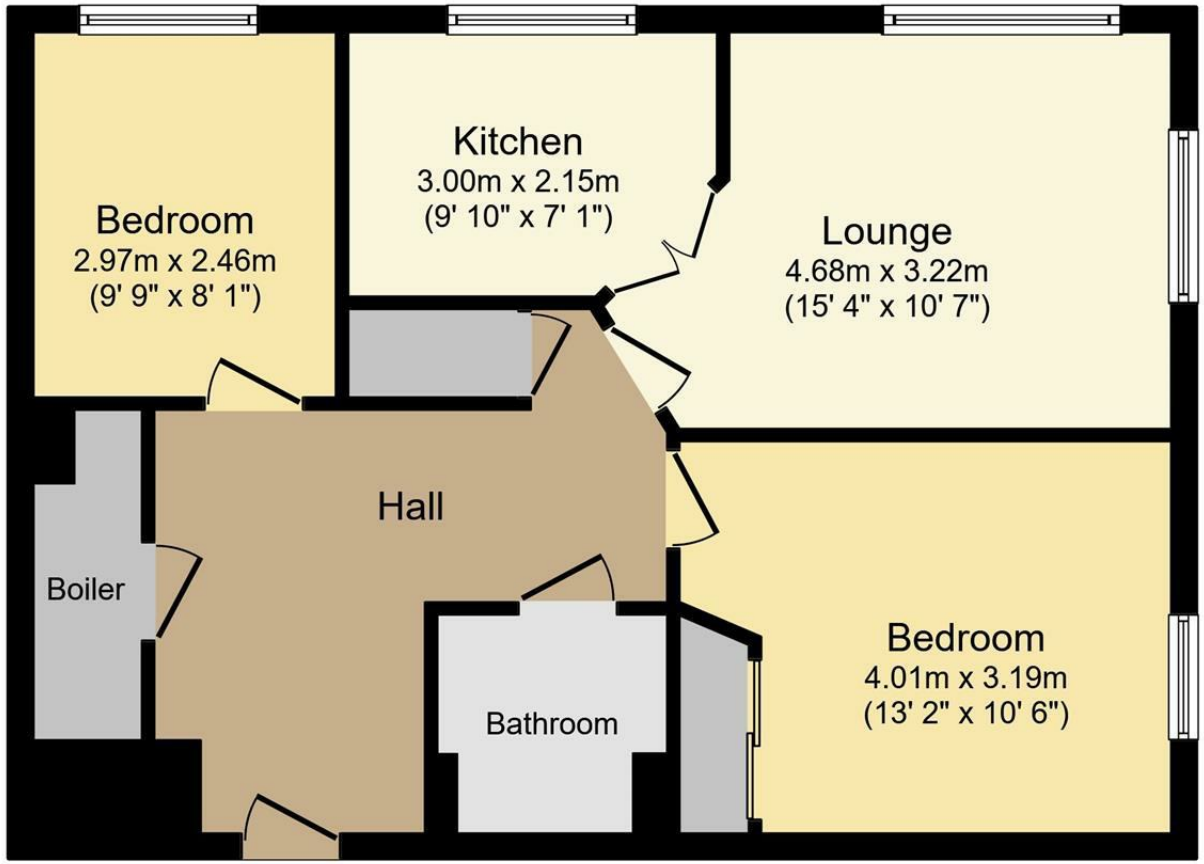
Parking is by allocated space subject to availability. The annual fee is £250 per annum (£125 half yearly). Please check with the Estate Manager on site for availability.

Lease Length

125 years from 1st June 2013

Ground Rent

Annual fee - £510

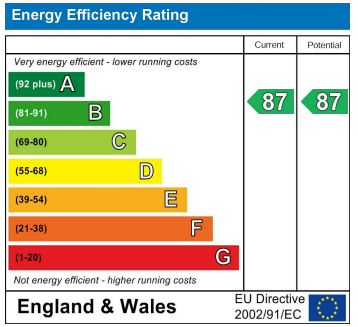


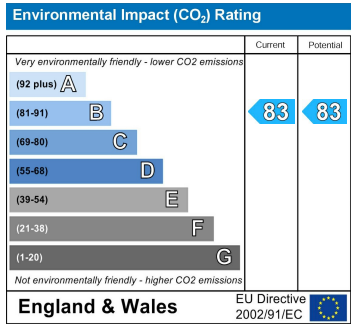
Floor Plan

Floor area 60.0 sq. m. (646 sq. ft.) approx

Total floor area 60.0 sq. m. (646 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





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

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