McCarthy & Stone
RESALES

17 Cartwright Court Victoria Road, Malvern, WR14 2GE
Asking price £185,000 LEASEHOLD

For further details
please call 0345 5564104

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WITH FAR REACHING VIEWS A ONE BEDROOM McCARTHY & STONE RETIREMENT LIVING PLUS TOP FLOOR APARTMENT (Part of McCarthy & Stones Retirement Living PLUS range - Known previously as Assisted Living)

Cartwright Court

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. Emergency speech module. Ceiling light point. Power points. Doors leading to the bedroom, the shower room, cloakroom, and the living room.

Living Room
The spacious living room benefits from a slight return/alcove for extra storage. A double glazed window with far reaching views. TV, telephone, and power points. Two ceiling lights.

Kitchen
Fitted with a range of base and eye level units. Granite styled roll edge work surfaces and a tiled splash back. Integrated appliances comprising; fridge; freezer; mid level electric oven; induction hob with chrome extractor hood. Stainless steel sink unit. Power points.

Bedroom
Double glazed window with far reaching views. Built in wardrobe. Ceiling light. Power points. Dimplex electric heater. Emergency pull cord. TV and telephone point.

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)
- 1 Hours domestic assistance.
- 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.

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

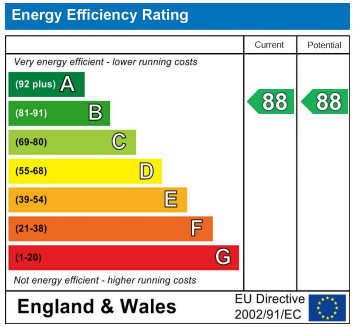
Ground Rent
Annual Fee - £435

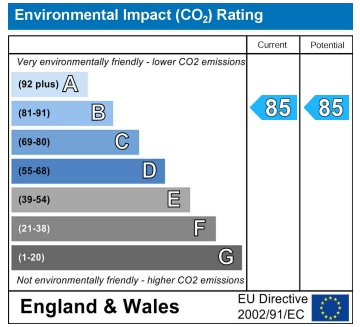
17 Cartwright Court
The apartment is conveniently located near to the lift which provides quick access to the first floor communal areas. This property has become available following the Homeowner's unexpected move to a Nursing Home.

Floor Plan

Total floor area 49.0 sq. m. (527 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





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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