



McCarthy & Stone  
RESALES



22 Cartwright Court Victoria Road, Malvern, WR14 2GE  
Asking price £175,000 LEASEHOLD

For further details  
please call 0345 556 4104



## 22 Cartwright Court Victoria Road, Malvern, WR14 2GE

\*SOUGHT AFTER LOCATION\* ONE BED FOURTH FLOOR RETIREMENT APARTMENT WITH VIEWS OVER COMMUNAL GARDENS ~Part of our Retirement living PLUS range~

### Cartwright Court

The Development 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 Hallway

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 secure entry system.

### Living Room

A spacious living room with large double glazed electrically operated sash window. 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

Large 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 a double glazed window. Power points. Plinth heater. Tiled floor and splash back.

### Bedroom

Double glazed electrically operated sash window. Built in wardrobe with mirrored sliding doors containing both ample hanging space and shelving. Ceiling light. Power points. Emergency pull cord. Door off to a large additional storage cupboard.

### Bathroom

Purpose built wet room with slip resistant safety flooring. Low level bath. Shower with curtain and grab rails. Vanity unit with inset sink and mirror above. Emergency pull-cord.

### Service charge details

- 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.

### Lease details

125 years from 1st June 2013

£435 per annum

### Car Parking

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











Total floor area 53.0 sq. m. (570 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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