

McCARTHY STONE
RESALES

20 CARTWRIGHT COURT
VICTORIA ROAD, MALVERN, WR14 2GE

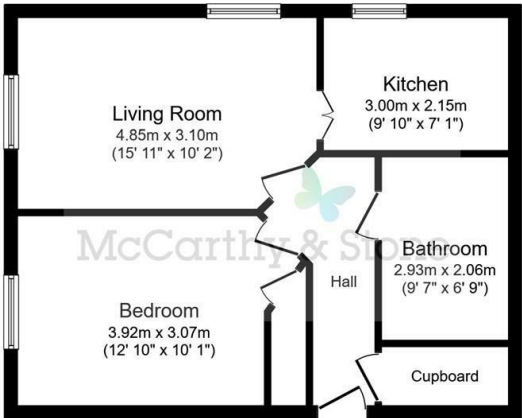


ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF CARTWRIGHT COURT - BOOK NOW!

A luxury one bedroom light and airy retirement apartment positioned with a WONDERFUL OUTLOOK enjoying splendid views of the Malvern Hills. Includes a great value IN HOUSE RESTURANT. ~Part of our retirement living plus range~

PRICE REDUCTION
ASKING PRICE £115,000 LEASEHOLD

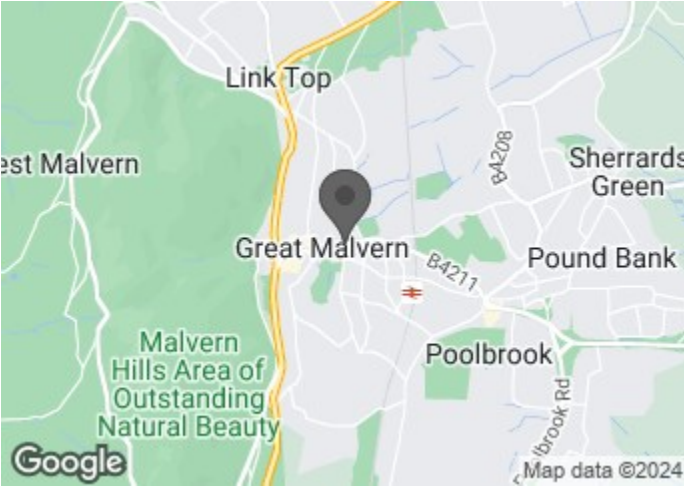
For further details, please call 0345 556 4104
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



Floor Plan

Total floor area 50.0 sq. m. (538 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

COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

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CARTWRIGHT COURT, VICTORIA ROAD,

1 BEDROOMS £115,000

APARTMENT
Luxury one bedroom light and airy retirement apartment positioned with a wonderful outlook enjoying splendid views of the Malvern Hills. MUST BE VIEWED TO APPRECIATE

ENTRANCE HALLWAY
Wall mounted house alarm, emergency intercom and security door entry system. Emergency pull cord.
Solid wooden door with spy hole and letter box .
Door to large storage cupboard. Further doors off lead to the bedroom, bathroom and living room.

LIVING ROOM
A spacious dual aspect living room with large double glazed windows. TV and telephone point. Power points. Electric storage heater. Two ceiling light points. Oak effect double doors with glazed panels lead to the kitchen.

KITCHEN
A modern fitted kitchen with a range of wall and base storage units. Roll edge granite style work surfaces with a tiled splash back. Integrated fridge and freezer. Freestanding Washer/Drier machine also included. Easy access oven with side opening door. Induction hob with extractor hood above. Ceiling spot lights and under-cupboard lighting. Tiled floor.
Stainless steel sink unit with drainer and mixer tap with window over.

BEDROOM
Double glazed electrically operated sash window. Built in wardrobe with mirrored sliding doors containing both ample hanging space and shelving. Wall mounted heater, Ceiling light. Power points. Emergency pull cord.

BATHROOM
Wet room with slip resistant flooring. Low level bath with hand grips. Level access shower with grab rails and shower curtain. WC. Vanity unit wash hand basin with storage below and a fitted mirror above. Emergency pull cord.

CARTWRIGHT COURT
Cartwright Court is one of McCarthy & Stone's Retirement Living PLUS developments and is all about making life easier. This includes providing a great value in-house restaurant, for when

you don't feel like food shopping or cooking for yourself, a spacious homeowners' lounge for socialising and a guest suite where friends and family can stay for a modest fee. Whether you'd like help with chores such as housework or laundry or simply need a hand with anything else, our Estates Manager and on-site team are there to help. Our support packages are totally flexible and personalised, so you only pay for the care you actually use. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, which many homeowners choose to use to have their apartment cleaned. Alternatively, other tasks which you could choose to be carried out by our services team include: changing bedding, managing heating systems, shopping for food or posting letters or parcels. The Your Life Care & Management team offer a range of personal care packages to suit your individual requirements. In addition to the 1 hour domestic assistance included in your service charge, are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise: Domestic Support, such as ironing & laundry or shopping; Personal Care, e.g medication or companionship (please speak to the Property Consultant for further details and a breakdown of charges).
For your reassurance and safety the development has 24-hour on-site staffing, security camera entry systems and a 24-hour emergency call system. Additionally, the flat has its own house alarm.
Cartwright Court has a homeowners' lounge which provides 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 every day for a modest fee.

SERVICE CHARGE DETAILS

- 1 Hours domestic assistance per week
- 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
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- 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.

Service charge: £8,952.00 per annum (up to financial year end 31/03/2024)

LEASE INFORMATION
Lease: 125 years from 1st June 2013
Ground rent £435 per annum
Ground rent review date: June 2028

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 House Manager on site for availability.

