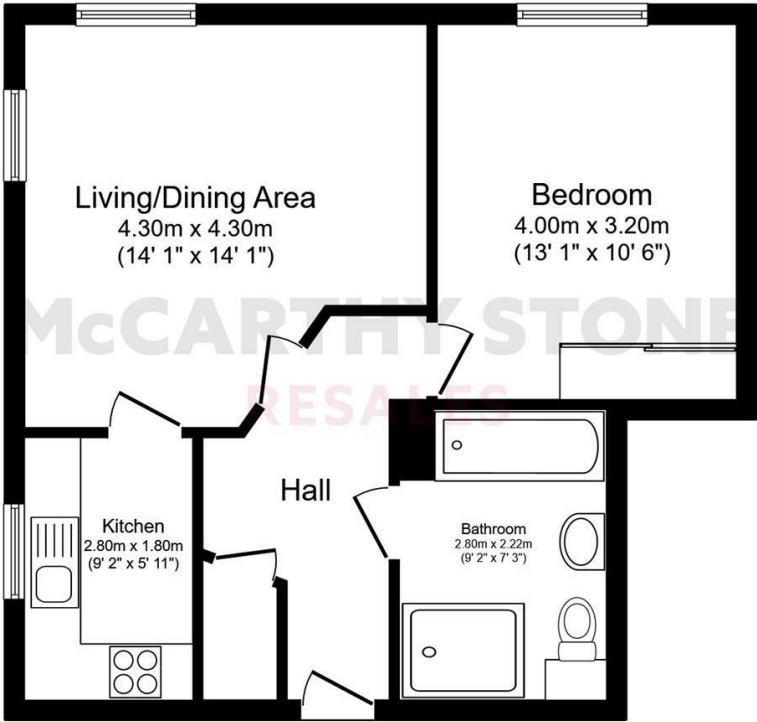


43 Cartwright Court

Victoria Road, Malvern, WR14 2GE



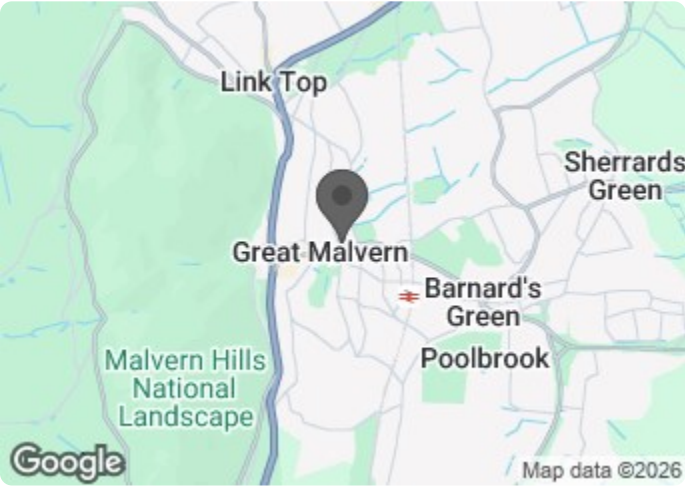
Total floor area 50.3 sq.m. (541 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



Asking price £99,000 Leasehold

Fantastic one bedroom retirement apartment with a DUAL ASPECT living room. This unique BRIGHT & AIRY apartment has been LOVINGLY MAINTAINED. Located on the SECOND FLOOR.

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

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Cartwright Court, Church Street, Malvern, WR14 2GE

## 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. There is a team member onsite 24 hours a day providing comfort that should emergency support be needed, there is someone there. 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. 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. Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Cartwright Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at low prices.

For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

## The Apartment

This lovely apartment has been very well maintained and is ready for someone to move straight in. It boasts a wonderful dual aspect living room, which allows plenty of natural light into the apartment, making it bright and airy.

## 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 dual aspect living room, allowing in plenty of natural light. TV and telephone point. Power points. A focal point fire place with electric heater. Electric storage heater. Two ceiling light points. An oak effect door with glazed panels leads into the kitchen. Wonderful views of the valley from the windows in the lounge.

## Kitchen

Large fitted kitchen with a range of base and wall units. Fully integrated appliances comprising fridge, freezer, electric oven and electric hob with stainless steel extractor hood. Stainless steel sink unit sits under a double glazed window. Power points. Plinth heater. Tiled floor and splash back. The kitchen windows offers views of the hills.

## Bedroom

Built in wardrobe with mirrored sliding doors containing both ample hanging space and shelving. Ceiling light. Power points. Emergency pull cord. Over head storage space.

## 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
- 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.



# 1 bed | £99,000

Service charge: £10,993.45 per annum (for financial year ending 31/03/26).

## Lease details

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

## Car Parking

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

## 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.

