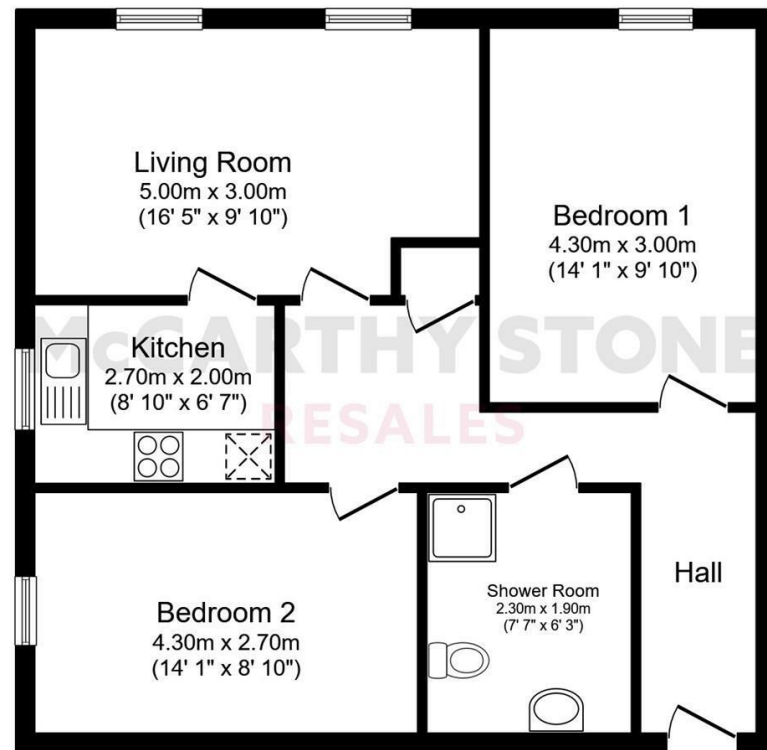


McCARTHY STONE RESALES

37 CARTWRIGHT COURT
2 VICTORIA ROAD, MALVERN, WR14 2GE

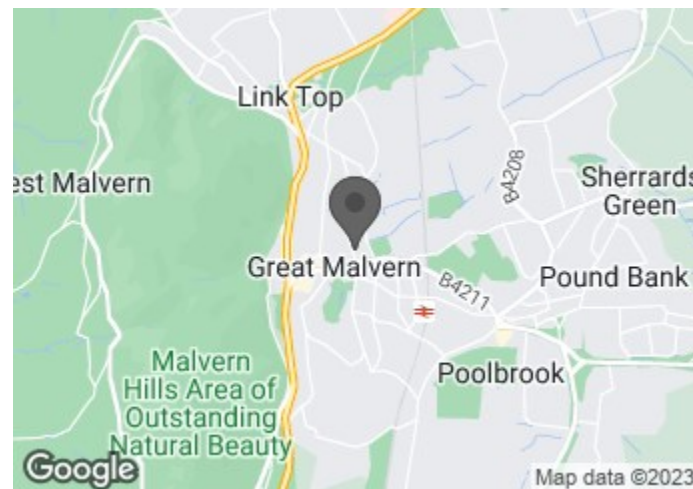


Total floor area 64.0 sq.m. (689 sq.ft.) approx

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

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COUNCIL TAX BAND: C



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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ASKING PRICE £210,000 LEASEHOLD

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CARTWRIGHT COURT, 2 VICTORIA ROAD, MALVERN, WR14 2GE

SUMMARY

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 lunch 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 over.

ENTRANCE HALL

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 sash windows, one being electrically operated. 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

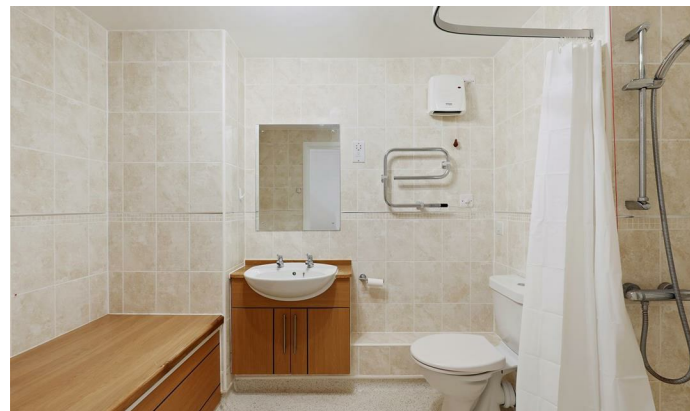
Large fitted kitchen with a range of base and wall units. Fully integrated appliances comprising fridge, freezer, electric oven and induction hob with chrome extractor hood. Stainless steel sink unit sits under a double glazed window which is electronically operated. Power points. Plinth heater. Tiled floor and splash back.

MAIN 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.

SHOWER ROOM

Purpose built wet room with slip resistant safety flooring. Shower cubicle with grab rails. Vanity unit with inset sink and mirror above. Emergency pull-cord. The bath has been covered but can easily be exposed once again.



2 BED | £210,000

SECOND BEDROOM

A well sized second bedroom that could even be used as a dining or hobby room.

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. To find out more about the service charges please contact your Property Consultant or House Manager.

Service Charge: £12,192.24 per annum (up to financial year end 31/03/2024)

CAR PARKING PERMIT SCHEME

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.

LEASE INFORMATION

Lease Length: 125 years from 1st June 2013
Ground Rent: £510 per annum
Ground rent review date: June 2028

