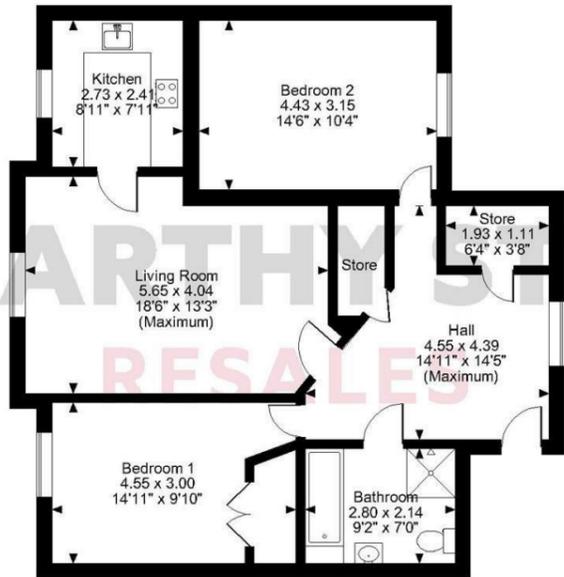


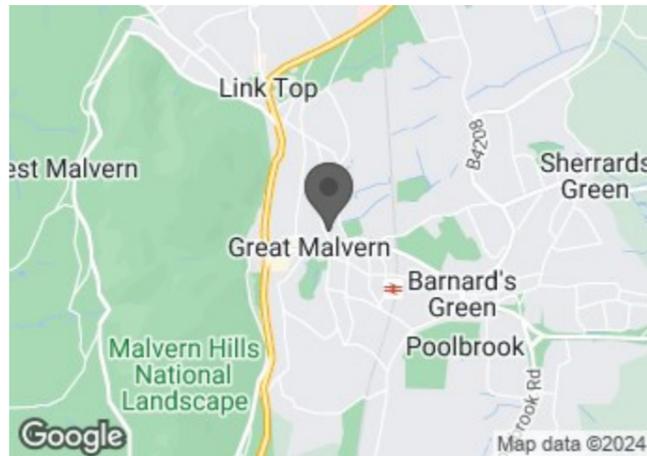
Cartwright Court, Victoria Road, Malvern  
Approximate Gross Internal Area  
909 Sq Ft/84 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	84

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

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



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

STUNNING VIEWS OF THE MALVERN HILLS \*Lovely two bedroom retirement apartment. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

**ASKING PRICE £219,500 LEASEHOLD**

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

2 BED | £219,500

## CARTWRIGHT COURT

The development has a great community of Homeowners with a Homeowners association who support each homeowner, annual events and days trips. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathrooms and main bedroom. Homeowners can enjoy a great array of activities from Film nights, Games nights, and Themed days which follow a yearly calendar of events. There is also a fortnightly shopping trip by minibus and a monthly quiz evening. The development has a homeowners' lounge, fitted with audio visual equipment and WiFi, is 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 with a booking fee of £5 - subject to availability). For added convenience there is an onsite table service restaurant with freshly cooked meals provided everyday and the benefit of two fully equipped laundry rooms within the development. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

## ENTRANCE HALL

Your front door with letter box and spy hole opens into a spacious hallway with a window to the rear overlooking the Severn Plain. Doors leading to the bedrooms, living room,

bathroom and good size storage/boiler cupboard and a further separate storage cupboard with hanging rail and shelving. Emergency speech module, camera entry system for use with a standard TV, illuminated light switches and thermostat.

## LIVING ROOM

Bright and spacious living room with large double glazed windows offering picturesque views towards the Malvern Hills. Two ceiling lights. TV, and telephone sockets. Stone effect fireplace with flame effect fire. Part glazed door leads into the breakfast kitchen.

## KITCHEN

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

## BEDROOM

A spacious double bedroom with a large double glazed sash window with view towards the Malvern Hills. Built in mirror fronted wardrobes. Ceiling light. Emergency pull cord. Body height power points, TV and telephone points.

## BATHROOM

Walk in shower with non slip safety flooring, curtain and grab rails. Low level bath. Vanity unit with inset sink and mirror above. Emergency pull-cord.

## SECOND BEDROOM

A good sized second bedroom, this can also be used as an dining room or hobby room. A porthole window offers views towards The Severn Plain. Ceiling light. Emergency pull cord. Body height power points, TV and telephone points.

## 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

Service charge: £14,157.74 (monthly figure of £1,179.82) for financial year ending 31/03/2025. 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 INFORMATION

Lease: 125 years from 1st June 2013

Ground rent: £510 per annum

Ground rent review date: 1st June 2028

## CAR PARK

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.

