



Apartment 38, Cartwright Court Victoria Road, Malvern, WR14 2GE **£180,000**

Cartwright Court is an Assisted Living Retirement development built by McCarthy and Stone for the over 70's. This development provides high quality accommodation and first class facilities. The development boasts a homeowners lounge along with a restaurant, laundry facilities plus many other features. Cartwright Court is close to all amenities in Great Malvern and the train station. This well presented apartment in brief comprises; entrance hall, living room, two bedrooms, a wet room style bathroom and kitchen. Offered for sale with no onward chain. EPC Rating Awaited

Cartwright Court is a development comprising 54 one and two bedroom apartments for the over 70's. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment.

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, Bingo, Games nights. The development has a Residents Lounge, fitted with audio visual equipment and WiFi, is a superb venue for socialising with friends and family and from the Homeowners Lounge are pleasant communal gardens and a sunny patio. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (Additional Charge). For added convenience there is an onsite table service Restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Reception Hall

Door leads into the Reception Hall with electric radiator, door to walk-in storage cupboard with ample shelving and 'Gledhill Pulsacoil' hot water cylinder, further cloaks cupboard and doors to all rooms.

Living Room 14'4" x 10'6" (4.37m x 3.21m)

Double aspect full height sash windows with a view to the Malvern Hills. Electric radiator, telephone point and TV aerial point and double doors leading to:

Kitchen 9'10" x 7'1" (3m x 2.16m)

Fitted with a range of light wood base and eye level units with work surface, tiled splash backs and stainless steel sink unit with monobloc mixer tap. Integrated Hotpoint electric oven with four ring electric hob and extractor hood over, integrated fridge and freezer. Kick space heater, ceramic tiled flooring, extractor vent and sash style double glazed window to side.

Bedroom One 15'3" x 10'5" (4.67m x 3.20m)

Double glazed window to front, electric heater and built-in wardrobe with sliding mirror doors.

Bedroom Two 9'10" x 8'0" (3.02m x 2.45m)

Double glazed sash window to side, electric radiator and telephone and TV points.

Wet Room Style Bathroom

The Bathroom is fully fitted with a panelled bath with easy turn taps and grab rails, vanity wash hand basin with cupboard under and low-level WC. The Bathroom has the added benefit of a large wet area with mains shower and grab rail, nonslip flooring, full tiling to walls, extractor vent and heated towel rail.

Cartwright Court Facilities

Facilities on site include; 24 hour emergency call system, 24 hour, 365 days a year on-site staffing, camera entry system for use with a standard TV, car parking available on site to permit holders (extra charge) domestic assistance, estates manager, Function Room, Guest Suite, Homeowners Lounge with WIFI, lift to all floors, Laundry Room with facilities, mobility scooter charging point and Restaurant with table service. Cartwright Court is set in attractively designed and well maintained communal grounds which can be accessed from the Homeowners Lounge and are for the benefit of all the residents and visitors.

Council Tax Band

We understand that this property is council tax band C.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Leasehold

Our client advises us that the property is Leasehold on a 125 year Lease, with 113 years remaining. We understand that there is an annual ground rent of £510 with an annual service charge of £14,157.74 Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Disclosure

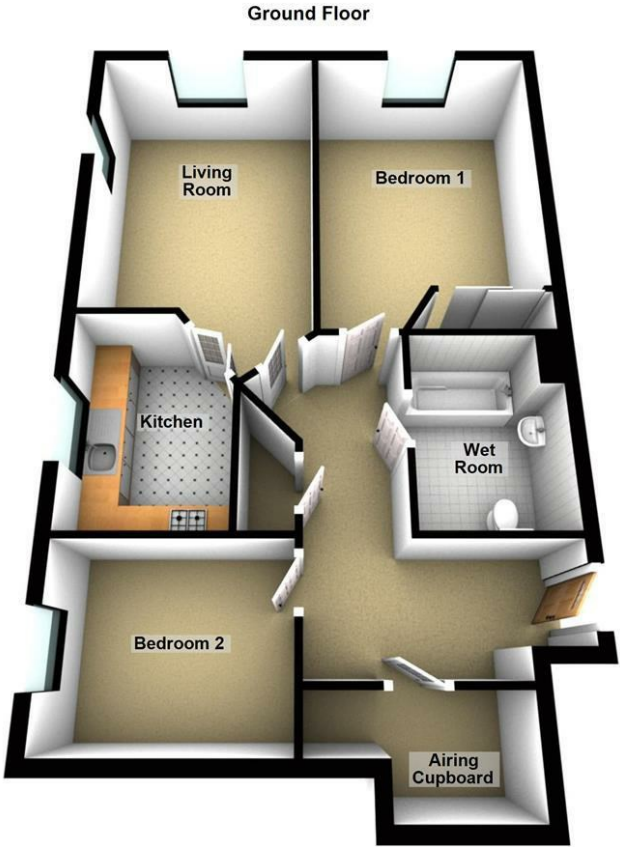
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning

use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Money Laundering Regulations

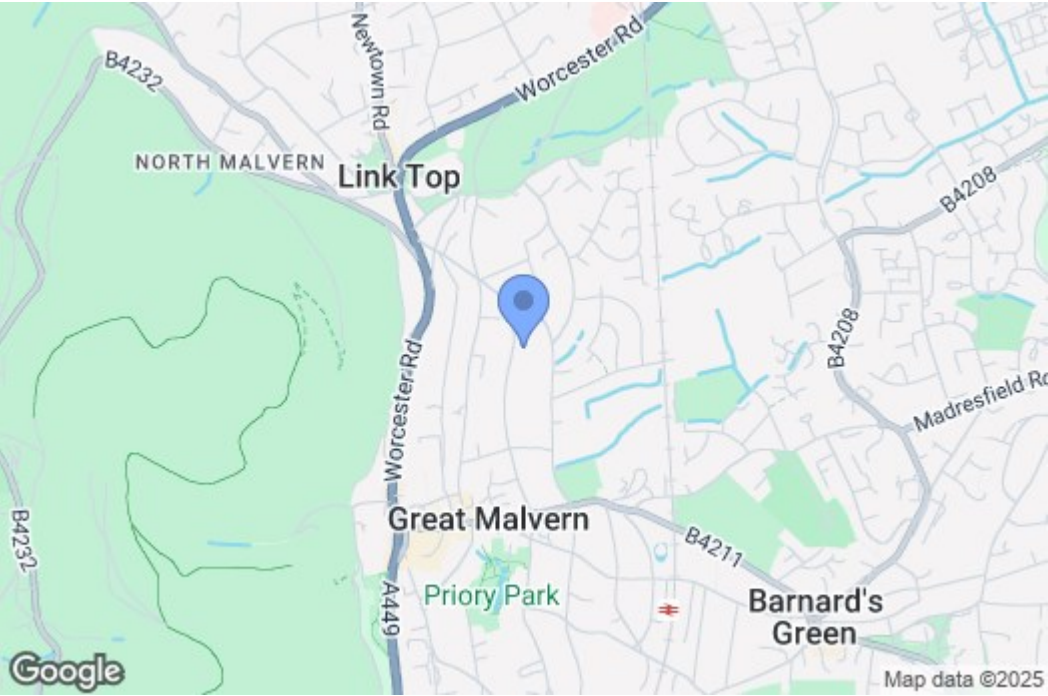
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Floor Plan

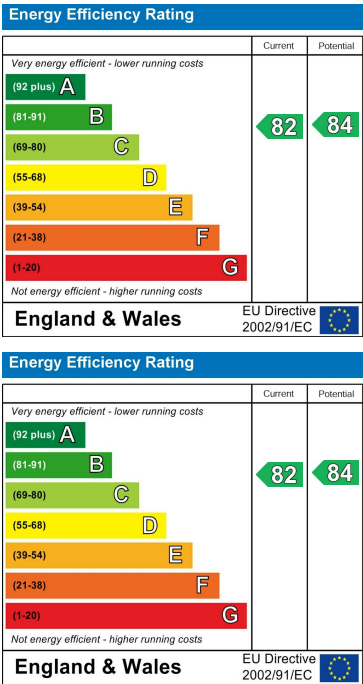


38 Cartwright Court, Victoria Road, Malvern

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.