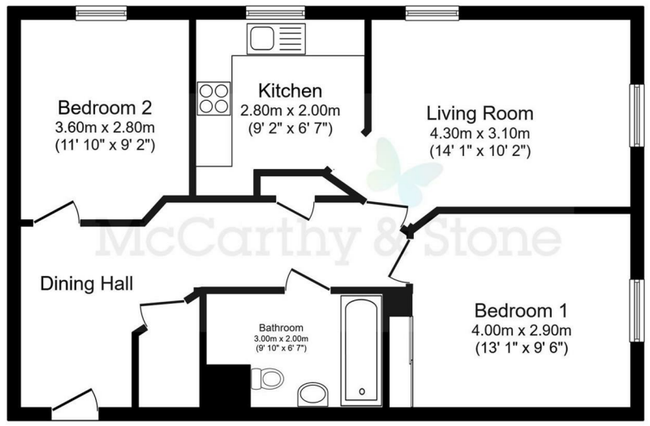
Excellent

Trustpilot

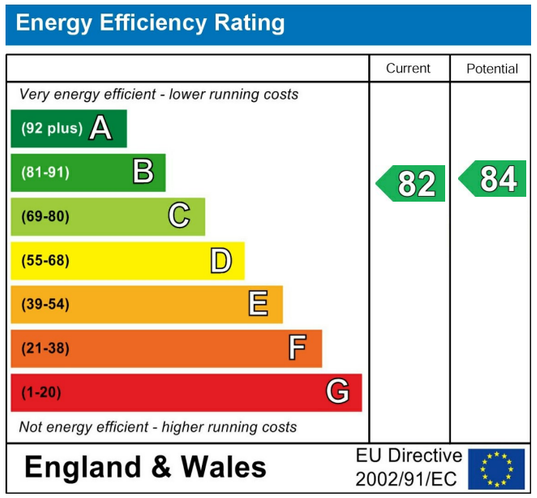
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Printed Contact Details...
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







16 Cartwright Court

2 Victoria Road, Malvern, WR14 2GE

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 16 Cartwright Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £135,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Charming two bed retirement apartment with DUAL ASPECT outlook from the living room.
- Apartment is located close to the lift
- OFFERED IN GREAT CONDITION - the apartment is ready to move straight in.
- Estates Manager + 24-hour on-site staffing
- Table Service Restaurant
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Professionally managed by the DEDICATED on-site team.
- Landscaped gardens + Laundry room
- Part exchange available
- Rental will also be considered

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

16 Cartwright Court, Malvern

2 | 1 | Offers in the region of £135,000

Cartwright Court

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 meals 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 or over.

Property Overview

This charming two-bedroom, third floor apartment enjoys a desirable east facing position overlooking the Malvern Hills. The bright and inviting lounge has ample space for a dining table and chairs and offers a dual aspect outlook. The accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom along with a second bedroom that can be used as a study or hobby room. There is a contemporary bathroom and a generous storage room.

Social Lifestyle

The Communal Lounge is at the heart of the community at Cartwright Court and is where the majority of social gatherings take place. Regular activities include; film nights, bingo, knit and natter, happy hour and themed events which take place throughout the year. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Cartwright Court the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy & Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.

The annual service charge is £15,351.74 for the financial year ending 31/03/2027.

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: 1st June 2028

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.













