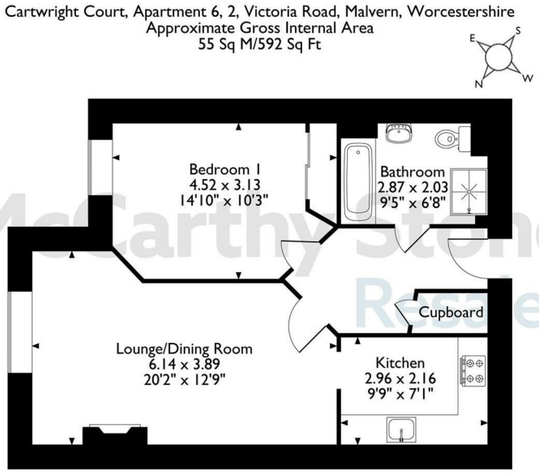
Excellent

Trustpilot

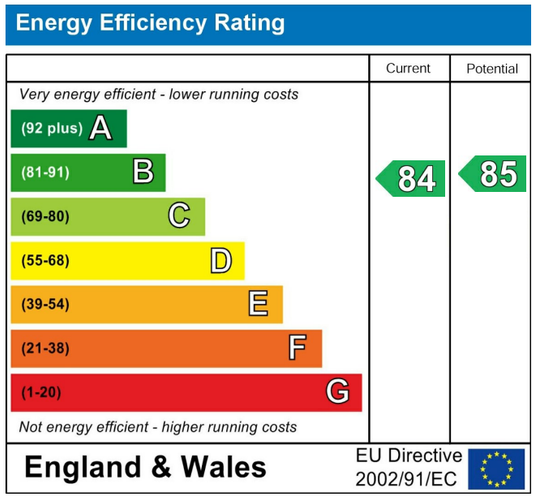
McCarthy & Stone
Resales.

Cartwright Court, Apartment 6, 2, Victoria Road, Malvern, Worcestershire
Approximate Gross Internal Area
55 Sq M/592 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







6 Cartwright Court

2 Victoria Road, Malvern, WR14 2GE

1 | 1 | Council Tax Band: B

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 6 Cartwright Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £147,500
Leasehold

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

Why you'll love living here:

- One bedroom apartment in prime position close to owners lounge and restaurant
- Estates Manager + 24-hour on-site staffing
- Waitress service restaurant
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Personal care packages available from the onsite CQC registered care agency
- Mobility scooter charging point
- Landscaped gardens
- Laundry room
- Full wheelchair access
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

6 Cartwright Court, Malvern

1 | 1 | Asking price £147,500

The Development
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. 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.

Entrance Hall
Front door with spy hole leads into the entrance hall. Door opening to storage cupboard. Further doors lead to the living room, bedroom and wet 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 electrically operated sash window. TV and telephone point. Power points. Electric storage heater. Two ceiling light points. Access to the kitchen.

Kitchen
Large fitted kitchen with a range of base and wall units. Fully integrated appliances comprising fridge, freezer, electric oven and electric hob with chrome extractor hood. Stainless steel sink unit. Power points. Plinth heater. Tiled floor and splash back.

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. Door to additional storage cupboard.

Bath/Shower Room
Purpose built wet room with non slip safety flooring. Low level bath. Shower with curtain and grab rails. Vanity unit with inset sink and mirror above. Emergency pull-cord.

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, 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.

Annual service charge is £11,348.98 for the financial year ending 31/03/2027.

Car Parking Permit Scheme-subject to availability
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: £435 per annum
Ground Rent review: June 2028.

Additional Information and Services
- Full 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

Care & Support
The personal care services available at Cartwright Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.













