



## Apartment 53 Cartwright Court

Malvern, WR14 2GE

Cartwright Court is an Assisted Living development built by McCarthy and Stone. 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 train station. This apartment in brief comprises; living room, double bedroom, a wet room style bathroom and kitchen. Offered for sale with no onward chain. EPC Rating 78C

**Offers In Excess Of £30,000**

# Apartment 53 Cartwright Court

Malvern, WR14 2GE



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.

## Communal Entrance

Apartment 53 is located on Floor 7, within the "Church" block of Cartwright Court.

## Entrance Hall

The Entrance Hall has doors off to Living Room, Double Bedroom and Bathroom / Wet-room. Entry phone system, heating control, alarm pull and walk in cupboard housing Gledhill Pulsacoil hot water cylinder, shelving, fuse board and electric meter.

## Living Room

16'0" x 12'4" (4.9m x 3.78m)

A light and airy room having double glazed sash style windows to the front aspect providing views towards Great Malvern and the Malvern Hills beyond. Electric fire with surround and hearth, wall mounted electric heater, TV aerial and telephone point. Opening to the Kitchen.

## Fitted Kitchen

9'10" x 7'2" (3m x 2.2m)

Fitted with eye and base level units and drawers with with under unit lighting, working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, integrated under counter fridge and freezer. Eye level electric oven with four point electric hob and extractor above. Tiled flooring.

## Double Bedroom

10'2" x 13'1" to wardrobe. (3.10m x 4.01m to wardrobe.)

Double glazed window to the front aspect providing views towards

Great Malvern and the Malvern Hills beyond. Wall mounted electric heater, telephone point, TV Aerial and mirror fronted wardrobes.

## Wetroom / Bathroom

9'6" x 6'8" (2.9m x 2.04m)

Well appointed with full tiling to walls and non slip floor, the bathroom comprises a spacious walk in wet area with mains shower over, low level bath and low level WC. Vanity unit with sink inset and cupboard below. Heated towel rail and Dimplex wall mounted heater.

## 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.

## Gardens

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 B.

This information may have been obtained via [www.voq.gov.uk](http://www.voq.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 commencing on 2013. We understand that there is an annual ground rent of £435 with an annual maintenance charge of £8952. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

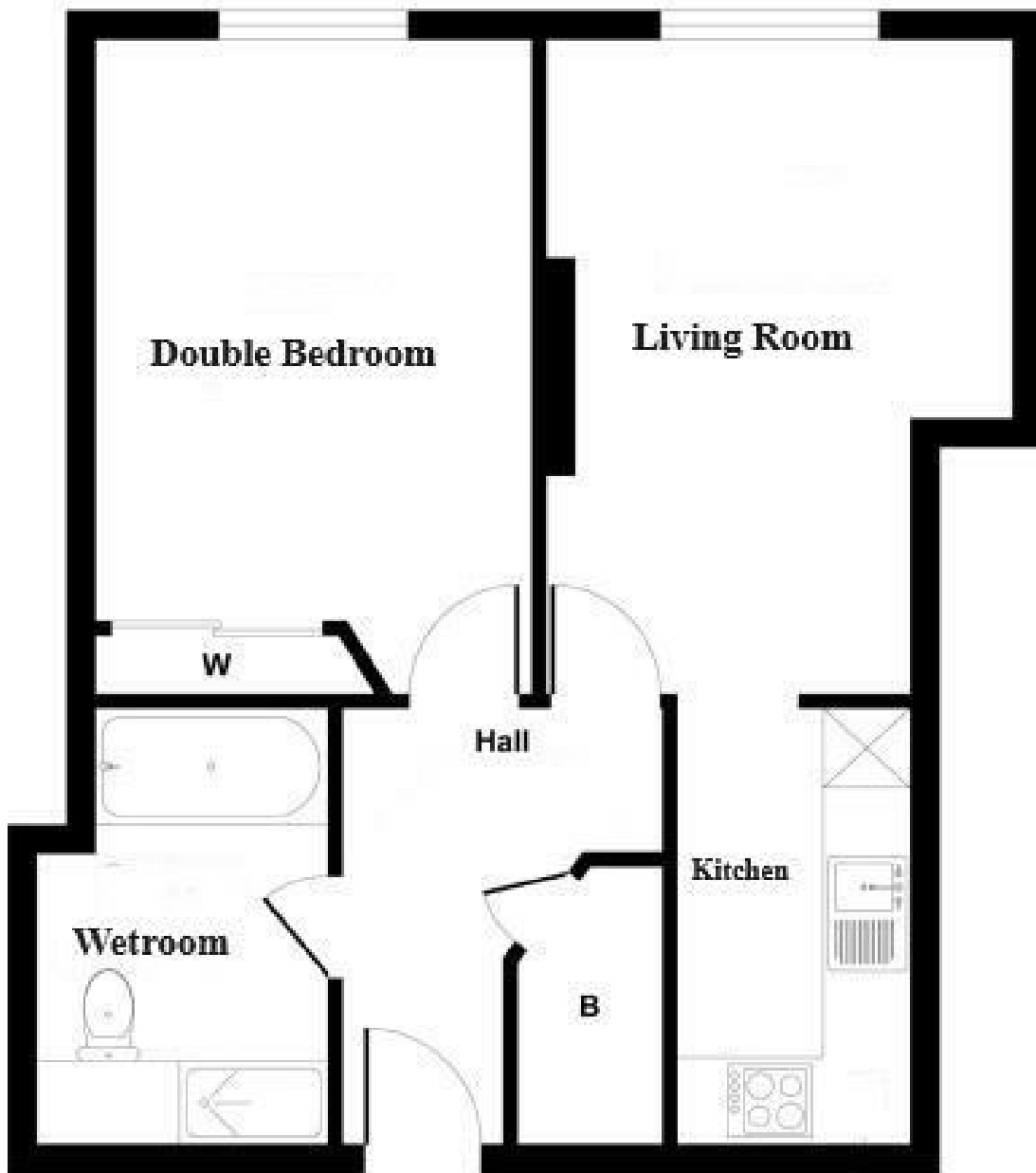
## Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.





# Floor Plan



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.

