



## Apartment 53, Cartwright Court Victoria Road

Malvern, WR14 2GE

£1,100 Per Calendar Month



# Apartment 53, Cartwright Court Victoria Road, Malvern, WR14 2GE

Cartwright Court is an elegant development located off Church Street on Victoria Road in Great Malvern. Surrounded by a wealth of shops, culture and un-spoilt beauty, this Retirement development for residents aged 70 and above.

Within quarter of a mile, you'll find a mixture of traditional shops for everyday needs amongst larger retailers and a monthly farmers' market boasting local produce. A bus stop is also located 200 yards from Cartwright Court, offering great transport links.

There is also a 24-hour emergency call system, along with an onsite residents lounge and restaurant.

## 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 Pulsacoi 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.

## Carwright 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.voa.gov.uk](http://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.

## Tenancy Unmanaged

This Tenancy will be managed by the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

## Tenancy Fees

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

## Disclaimer

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

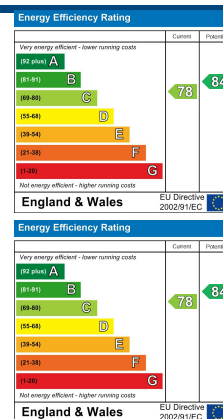
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

## Disclaimer

Photographs of this property may have been taken prior to the current tenants occupation. The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date. Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

## Directions

From our office: Head south on Worcester Rd/A449 towards St Ann's Rd Continue to follow A449 Slight left onto Church St/B4211 Turn left onto Victoria Rd, the destination will be on the right What3Words: ///fried.guess.shuts



13A Worcester Road, Malvern, Worcestershire, WR14 4QY

Tel: 01684 561866 Email: [info@dennyandsalmond.co.uk](mailto:info@dennyandsalmond.co.uk) Web: [www.dennyandsalmond.co.uk](http://www.dennyandsalmond.co.uk)