



48 Cartwright Court 2 Victoria Road

Malvern, WR14 2GE

£950 Per Calendar Month



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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 Hall

An intercom entry system provides access into Cartwright Court. Apartment 48 is located on the top floor and is accessed either by lift or staircase.

Entrance Hall

A solid wood entrance door leads into the Entrance Hall with large storage cupboard with Gledhill hot water cylinder, electric meter and consumer unit. doors to the Living Room, Bedroom and Bathroom.

Wall mounted Tunstall residents call care alarm system.

Living Room

17'1" x 10'8" (5.21m x 3.26m)

Double glazed sash windows to front and side elevations taking full advantage of the view towards the Malvern Hills. Electric panel heater, TV aerial point and double part glazed doors into the Kitchen.

Fitted Kitchen

7'1" x 9'9" (2.17m x 2.98m)

The Kitchen is comprehensively fitted with a range of light wood effect base and eye level units with grey stone effect work surface, stainless steel sink unit with mixer tap and tiled splashbacks. Integrated Hotpoint easy reach electric oven, four ring electric hob and extractor hood above. Ceramic tiled flooring, double glazed sash window to side elevation.

Bedroom

14'10" x 10'0" (4.53m x 3.07m)

Double glazed sash window to front elevation with a lovely view of the Malvern Hills beyond. Mirror fronted, sliding wardrobes, electric panel heater and alarm pull cord.

Bathroom

The Bathroom is fitted with a wet area with mains shower over, grab rail and seat. Vanity wash hand basin with cupboard below, panelled bath and low level WC. Full tiling to walls, nonslip floor, heated towel rail, Dimplex heater and extractor vent.

Residents Facilities

Cartwright Court boasts a range of facilities that helps you continue your independence with peace of mind, including; well maintained landscaped gardens, an in-house restaurant and an on-site Estates Team. Access to the flexible care and support that's built around each individual's needs, available in 15 minute increments, at an additional charge, they can help with everything from domestic chores to tailored personal care.

Council Tax Band

We understand that this property is council tax band B

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.

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.

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.

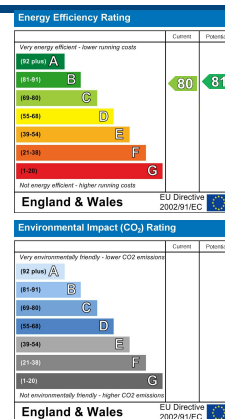
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

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



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