



Victoria Road, Malvern, WR14 2GE

£1,250 Per Calendar Month

Cartwright Court is an Assisted Living Retirement development built by McCarthy and Stone for the over 70's. 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 the train station. This well presented apartment in brief comprises; entrance hall, living room, two bedrooms, a wet room style bathroom and kitchen. Available from 19th September 2025 for a 6 month term.

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.

Reception Hall

Door leads into the Reception Hall with electric radiator, door to walk-in storage cupboard with ample shelving and 'Gledhill Pulsacoil' hot water cylinder, further cloaks cupboard and doors to all rooms.

Living Room 14'4" x 10'6" (4.37m x 3.21m)

Double aspect full height sash windows with a view to the Malvern Hills. Electric radiator, telephone point and TV aerial point and double doors leading to:

Kitchen 9'10" x 7'1" (3m x 2.16m)

Fitted with a range of light wood base and eye level units with work surface, tiled splash backs and stainless steel sink unit with monobloc mixer tap. Integrated Hotpoint electric oven with four ring electric hob and extractor hood over, integrated fridge and freezer. Kick space heater, ceramic tiled flooring, extractor vent and sash style double glazed window to side.

Bedroom One 15'3" x 10'5" (4.67m x 3.20m)

Double glazed window to front, electric heater and built-in wardrobe with sliding mirror doors.

Bedroom Two 9'10" x 8'0" (3.02m x 2.45m)

Double glazed sash window to side, electric radiator and telephone and TV points.

Wet Room Style Bathroom

The Bathroom is fully fitted with a panelled bath with easy turn taps and grab rails, vanity wash hand basin with cupboard under and low-level WC. The Bathroom has the added benefit of a large wet area with mains shower and grab rail, nonslip flooring, full tiling to walls, extractor vent and heated towel rail.

Residents 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. 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

We understand that this property is council tax band C.

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 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.

Floor Plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

