



Asking Price £149,950 Leasehold

2 Bedroom, Apartment - Retirement

34, Elgar Lodge Howsell Road, Malvern, Worcestershire, WR14 1US

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Sales & Lettings  
Retirement Property Specialists

# Elgar Lodge

Elgar Lodge is a delightful development of 33 one and two-bedroom retirement apartments located in the picturesque town of Malvern. The Lodge is named after the English composer Sir Edward Elgar who lived in Great Malvern for many years and took inspiration for much of his music from the beautiful Malvern Hills.

The development is ideally situated for the Link town centre with a range of mix shops, Indian restaurants, cafés, hairdressers, barbers, Charity shops and nail bars.

Elgar lodge is not far from Great Malvern town centre with a wide range of unique mix of high street shops, boutiques, and a superb selection of restaurants, pubs and café's providing everything from traditional tea rooms to fine dining. Elgar lodge is also not far from Barnards Green town centre, and you will also find locally grown produce at the farmer's markets, antiques, arts and crafts, bookshops and at the bottom end of Malvern Link is the Malvern Shopping Park that provides a range of larger department stores and a supermarket that caters for all your shopping needs.

Local transport is excellent with regular buses into the town and surrounding areas including Worcester. Malvern Link railway station is right behind the lodge and allows for rail travel across the country. The Lodge is also well connected to the UK motorway network.

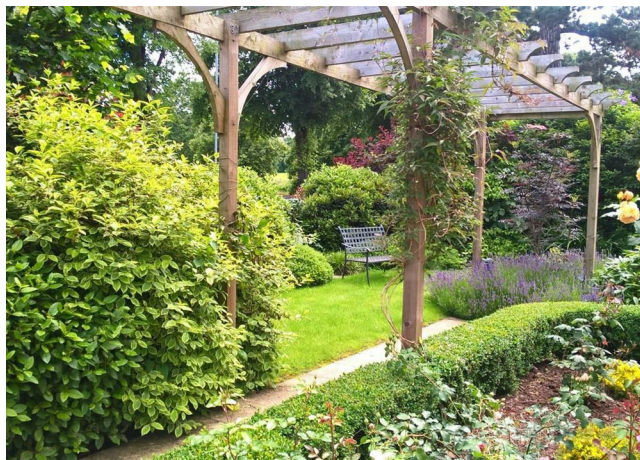
Elgar Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arranges man regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Elgar Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Elgar Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Elgar Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

\*\*\*PRICED TO SELL - 2 DOUBLE BEDROOMS\*\*\*

A large and spacious two-bedroom, second floor apartment at the highly sought after Elgar Lodge in Malvern.

The apartment is in great condition throughout with a large dual aspect Living Room and white window shutters.

The Kitchen is modern with wood effect cupboard units and tiled splashbacks. Integrated appliances include a fridge, freezer, oven, hob and extractor hood.

Both bedrooms are large double rooms and the master bedroom has a fitted sliding mirror door wardrobe.

The large entrance hall connects all the rooms and has a great amount of storage space with a large airing cupboard housing the hot water heating system and an additional storage cupboard.



# Features

- Two-bedroom second floor retirement apartment
- Fully fitted kitchen with integrated appliances
- Modern shower room
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.
- Owners private car park
- Great location close to the town centre & excellent transport links



# Key Information

Service Charge (Year Ending 31st May 2024):  
£5,281.42 per annum.

Ground Rent: £654.06 per annum. To be reviewed  
in April 2025

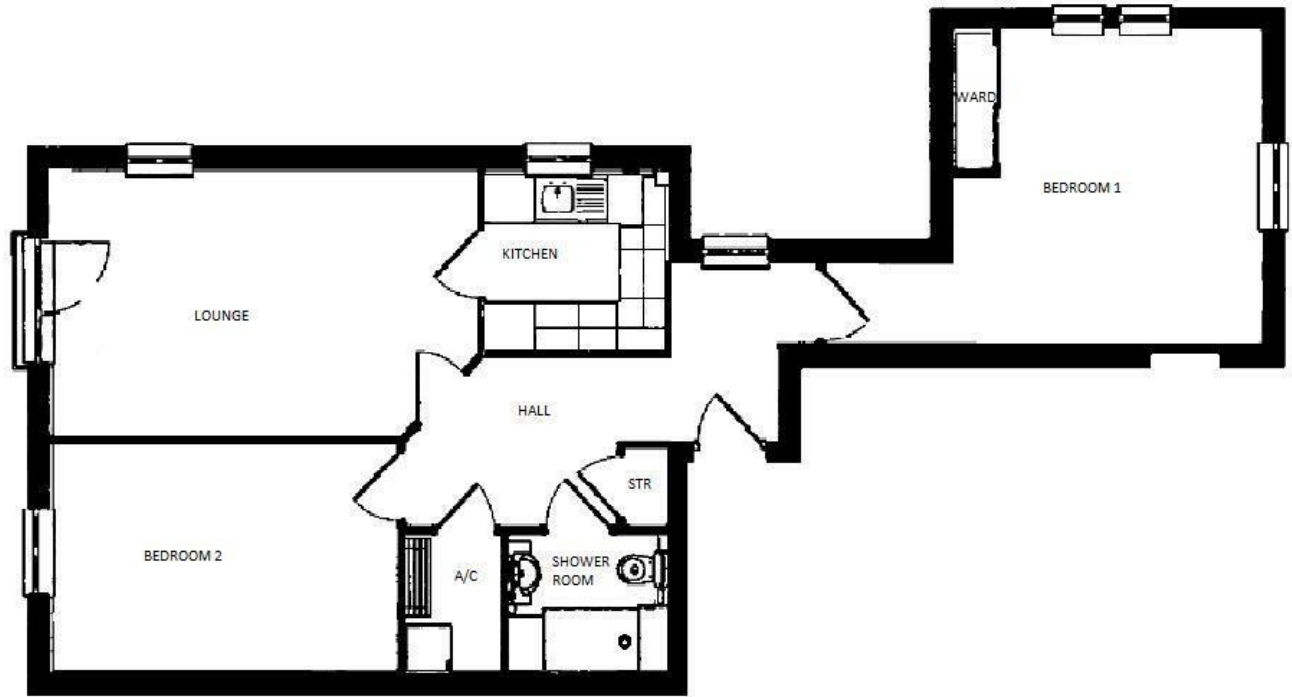
Council Tax: Band C

125 year Lease commencing May 2011

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion on the sale of the property.



Living	Width 10'-6" [3200] max	Length 18'-8" [5650] max
Kitchen	Width 7'-2" [2180] max	Length 7'-10" [2380] max
Bathroom	Width 6'-11" [2100] max	Length 5'-7" [1710] max
Bedroom 1	Width 18'-8" [5700] max	Length 12'-5" [3765] max
Bedroom 2	Width 9'-3" [2820] max	Length 15'-0" [4570] max

EPC Rating: C

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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