



Asking Price £175,000 Leasehold

2 Bedroom, Apartment - Retirement

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



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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 many 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 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 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

DRAFT PARTICULARS - Awaiting verification from seller

Churchill Sales & Lettings are delighted to be marketing this two bedroom first floor apartment. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace. It also has a fantastic view overlooking the communal gardens.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood along with space for a washing machine and fridge.

Bedroom one is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required. A large window keeps this room light and bright.

Bedroom two is another good size room which could be used as a study or hobby room.

The Shower room has a large shower tray with double screen door, handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this apartment are two useful storage cupboards located in the hallway.

Contact us today to arrange your viewing at Elgar Lodge!



Features

- Two bedroom first floor apartment overlooking communal gardens
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners Laundry Room, Lounge & Kitchen with regular social events
- Hour Careline system for safety and security
- Owners private car park 24
- Great location close to the town centre & excellent transport links
- 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 Living developments across the country.



Key Information

Service Charge (Year Ending 31st May 2025):
£4,741.50 per annum.

Approximate Area = 723 sq ft / 67.2 sq m
For identification only - Not to scale

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

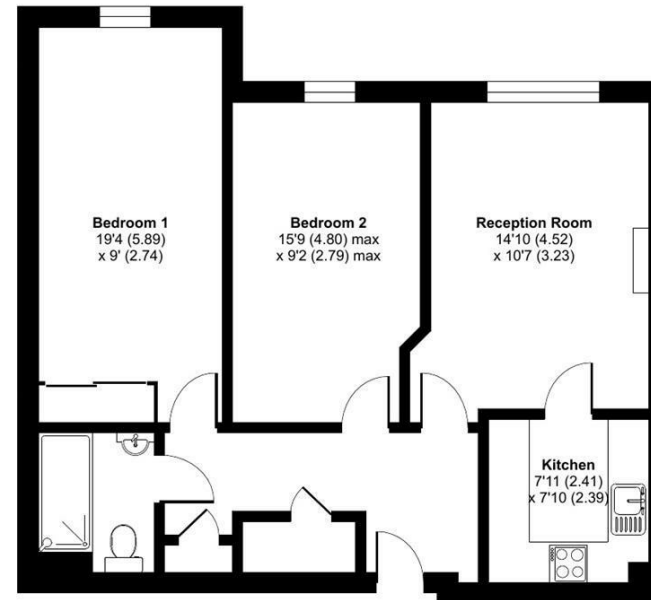
Council Tax: Band C

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.



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Churchill Estate Agents. REF: 1166086

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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