



Asking Price £80,000 Leasehold

1 Bedroom, Apartment - Retirement

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

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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 arrange 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.



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Property Overview

****ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT****

Welcome to Elgar Lodge! This delightful one bedroom second floor retirement apartment is presented in good order throughout and is conveniently located near the lift and stairs providing easy access.

The Living Room offers ample space for living and dining room furniture. Dual aspect windows provides lots of natural light.

The Kitchen is accessed via the Living Room with 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 over, a fridge and freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a built-in mirrored wardrobe. A large window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this lovely apartment is a useful storage cupboard located off the Hallway.

Call us today to book your viewing at Elgar Lodge!



Features

- One bedroom second floor retirement apartment
- Great location close to the town centre & excellent transport links
- Fully fitted kitchen with integrated appliances
- Owners Laundry Room, Lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park
- Lodge manager available 5 days a week
- 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 2026): £3,237.91 per annum.

Ground Rent: £588.66 per annum. To be reviewed in April 2025

Council Tax: Band B

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.

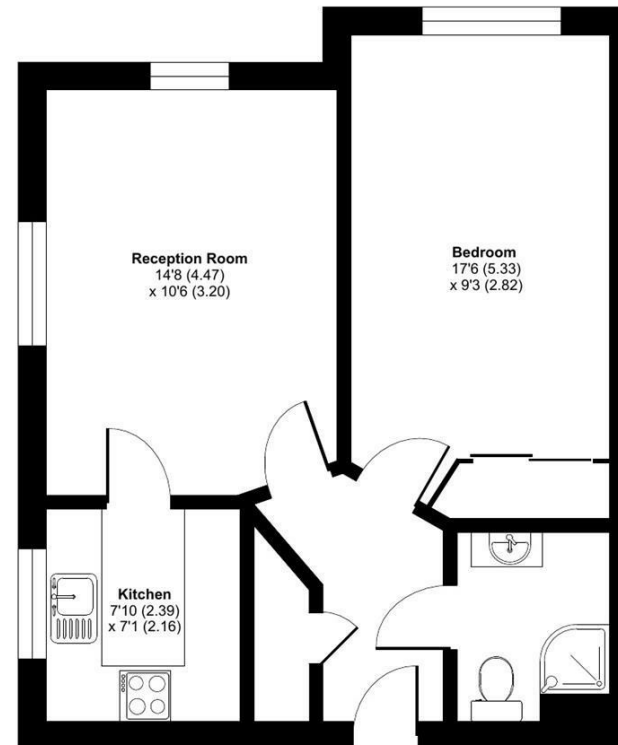
Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

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: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1249314

Approximate Area = 482 sq ft / 44.7 sq m
For identification only - Not to scale



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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