



8 Elgar Lodge Howsell Road, Malvern, WR14 1US

£95,000

A ground floor apartment with direct access to the gardens set within an age exclusive development (over 60s) which is located in a convenient position, overlooking the Link Common, a short walk to the mainline railway station and to a full range of shopping facilities in Malvern Link. The complex has landscaped gardens, a communal car park, a lodge manager, a fully furnished owners lounge with kitchen, guest suite, a communal laundry room and refuse room. The accommodation comprises:- reception hall with large airing/store cupboard, sitting/dining room with fireplace and French door to an outside sitting space and the communal gardens, fitted kitchen, large bedroom with built in wardrobes and a large fitted shower room. The apartment itself has double glazing, energy efficient electric panel heaters, 24-hour Careline support system provided via a personal pendant alarm and a mains connected smoke detector. For sale with no onward chain.



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PERSONAL ENTRANCE HALL

Accessed via personal front door from communal hallway. Ceiling light point, smoke alarm, coving, dado rail, careline intercom, built in store cupboard with ceiling light point, hot water cylinder and shelving, door to:

LOUNGE/DINER 18'5" x 10'5" (5.62m x 3.20m)

Side aspect double glazed window and rear aspect double glazed French door and windows to communal garden and personal paved entry area, ceiling light point, coving, feature stone fire surround with marble back and hearth and inset living flame electric fire, two wall mounted Dimplex programmable electric heaters, glazed door to:

KITCHEN 7'9" x 7'1" (2.38m x 2.17m)

Side aspect double glazed window, ceiling light point, coving, fitted kitchen comprising: range of floor and wall mounted units under a stone effect work surface, stainless steel single drainer sink unit, integral electric hob with stainless steel extractor over, integral oven, integral fridge, integral freezer, tile effect flooring.

BEDROOM 17'5" + wardrobes x 9'1" (5.32m + wardrobes x 2.79m)

Rear aspect double glazed windows overlooking communal gardens, ceiling light point, coving, built in dishwasher with hanging rail and shelving with Dimplex electric heater.

BATHROOM 6'10" x 5'6" (2.10m x 1.69m)

Ceiling light point, coving, extractor, white suite comprising, fully tiled large shower cubicle, wash hand basin with storage below wall light and shave socket over, push flush WC, part tiled walls, heated chrome tiled radiator, wall mount Dimplex electric heater.

DIRECTIONS

From the office proceed along Worcester Road to the traffic lights and continue straight on towards Malvern Link. Opposite the Link Common and to the right of the fire station is Elgar Lodge with the entrance accessed from Howsell Road. Visitor parking is on the road.

LEASE INFORMATION

125 year lease commencing May 2011

Service charge - Half Yearly Service Charge is £1762.68 (1 June 23 to 30 November 23)

Ground rent - £588.66 per annum - to be reviewed in April 2025.

Service charges include: Careline system, building

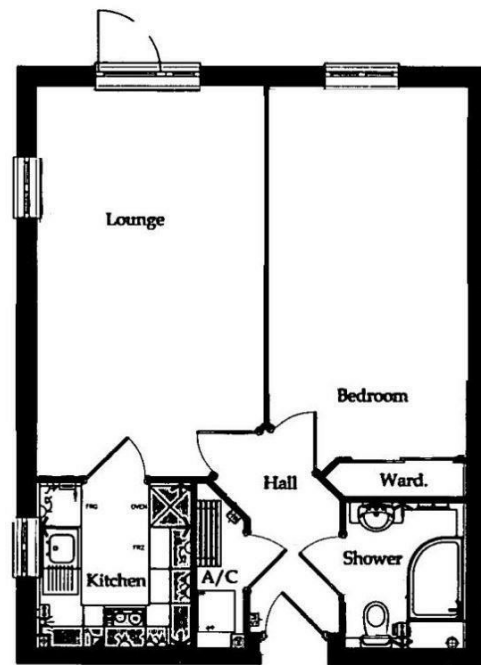


insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

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.

Pets are potentially allowed but this would need to be confirmed with Churchill Estates Management on an individual bases.





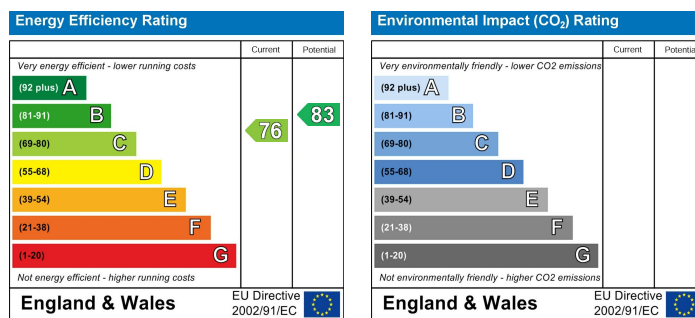
TENURE: We understand the property to be Leasehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: TBC

ENERGY PERFORMANCE RATINGS: Current: C76 Potential: B83



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