

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SPACIOUS TWO BEDROOMED APARTMENT FOR THE OVER 60'S CONVENIENTLY POSITIONED CLOSE TO THE LIFT IN PURPOSE BUILT COMPLEX CLOSE TO THE AMENITIES OF MALVERN LINK. ENERGY RATING "B". NO CHAIN**

## Apartment 30 Elgar Lodge - Guide Price £155,000

1 Howsell Road, Malvern, WR14 1US



# Apartment 30 Elgar Lodge

## Location & Description

Elgar Lodge is a purpose built complex for those over 60 years of age. It is well situated and conveniently located close to the bustling shopping centre of Malvern Link which offers an extensive range of amenities including independent shops, Post Office, Co-op and Lidl supermarkets, Doctor and Dental surgeries and church. More extensive facilities can be found in the retail park in Townsend Way offering a number of high street names including Marks & Spencer, Boots and Next as well as the Victorian spa town of Great Malvern which has a Waitrose supermarket, the famous theatre and cinema complex.

The general area offers plenty of leisure activities including the Worcestershire Golf Club in Malvern Wells, Malvern Spa, Malvern Splash swimming pool, community and interest groups as well as the area being crisscrossed with footpaths and common land including the inspirational Malvern Hills.

Transport communications are excellent with a mainline railway station in Malvern Link just a short walk away giving connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles away

## Property Description

Apartment 30 is a beautifully appointed retirement apartment in a purpose built complex. It is positioned close to the lift making for easy access. The accommodation is light and airy and benefits from double glazing, electric wall mounted panel heaters, emergency alarm pull cord system and video entry telephone system for the communal front door.

The accommodation in more detail comprises:

Main communal door with security intercom system opening to

## Communal Lounge

Corridors to stairs and lifts to all floors. The private front door to Apartment 30 is positioned on the second floor and opens to

## Entrance Hall

Wall mounted emergency alarm control system. Ceiling light points, dado rail, electric panel heater and useful storage cupboard housing an electric hot water cylinder and light point.

## Sitting Room 4.37m (14ft 1in) x 3.97m (12ft 10in)

Double glazed window to front, ceiling light point, coving to ceiling, electric panel heater, electric fire set into a feature surround. Glazed doors to

## Kitchen 2.82m (9ft 1in) x 2.06m (6ft 8in)

Fitted with a range of drawer and cupboard base units with worktop over and matching wall units. Integrated four ring electric **HOB** with extractor over and electric **OVEN, FRIDGE** and **FREEZER**. Stainless steel sink unit with drainer. Splashbacks, ceiling light point. Double glazed window to side. Ceiling extractor fan and wall mounted Dimplex electric heater.





**Bedroom 1 4.37m (14ft 1in) max x 2.76m (8ft 11in)**

Double glazed window to front, ceiling light point, wall mounted electric panel heater. Coving to ceiling. Fitted wardrobe with sliding doors, hanging and shelf space.

**Bedroom 2 3.33m (10ft 9in) x 2.53m (8ft 2in)**

Double glazed window and door to front leading to a wrought iron "Juliet" style balcony. Ceiling light point, coving to ceiling, wall mounted electric panel heater. Freestanding wardrobe.

**Bathroom**

Fitted with a white low level WC, vanity wash hand basin with cupboard under, shower enclosure with thermostatically controlled shower over. Tiled splashbacks, coving to ceiling and ceiling light point. Wall mounted extractor and Dimplex electric heater. Emergency alarm push button.

**Communal Grounds**

The beautifully maintained and landscaped communal gardens lie mainly to the south facing aspect of Elgar Lodge. Pathways meander throughout to a circular paved seating area where the pleasures of this fantastic setting can be enjoyed. Within the garden there is an attractive Pergola which sits on the edge of a paved square with a central box hedged rose garden. There are further lawned areas with seating points and well stocked beds offering a variety of flowers and shrubs displaying glorious colour throughout the year. From Howsell Road vehicular access is gained to the private car parking area allowing non allocated parking for residents.



**Agents Note**

Elgar Lodge facilities and benefits include laundry room, furnished owner's lounge with kitchen, furnished guest suite, car park, landscaped gardens, Lodge Manager, 24 hour care and support system, lift to all floors, fire detection equipment, alarm system, entry telephone system.

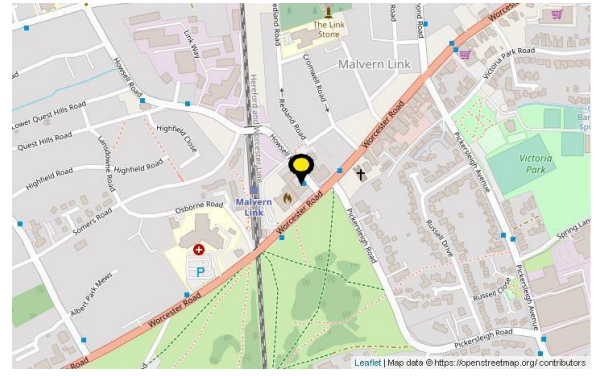
**Special Conditions**

The apartment is available to those who are 60 years of age or over (partners over 55 allowed).



## Directions

From the agent's office in Great Malvern proceed north along the A449 towards Worcester and through the traffic lights at Link Top. Continue down the hill and through a further set of traffic lights and with the common on your right hand side. After passing Malvern Hospital and railway station on your left, turn left into Howsell Road and the entrance into Elgar Lodge will be seen immediately on the left hand side



## Services

We have been advised that mains electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 125 year lease from may 2011. The ground rent is £650 pa and the annual service charge is £3,467.19 pa.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809.

## Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is 81 (B).

GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

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