



Asking Price £105,000 Leasehold

1 Bedroom, Apartment - Retirement

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

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**Churchill**  
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 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 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

Churchill Sales & Lettings are delighted to be marketing this one bedroom ground 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 with attractive surround. A door allows access to the communal garden and Owners parking.

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 over, a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Bathroom has a bath with overhead shower, a screen, handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this lovely apartment is a useful storage cupboard located in the hallway.





# Features

- One bedroom ground floor retirement apartment
- Good decorative order
- Access to communal gardens and Owners Parking
- No forward chain
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners Laundry Room, Lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park
- 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.



# Key Information

Service Charge (Year Ending 31st May 2024):  
£3,525.35 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.

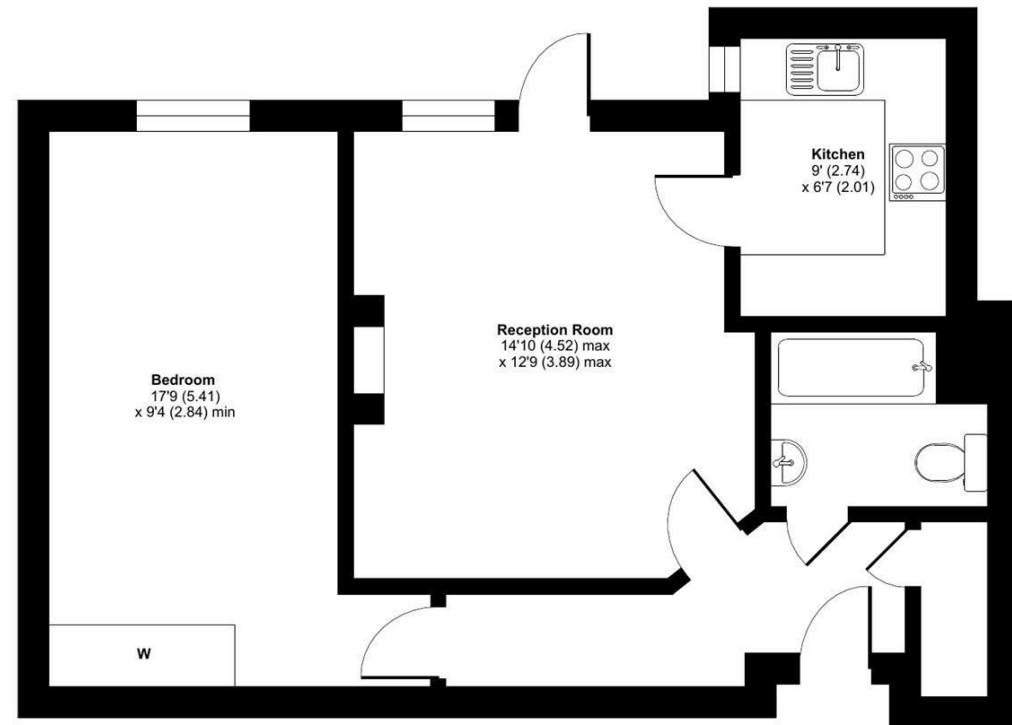
EPC Rating: C

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.

Approximate Area = 549 sq ft / 51 sq m  
For identification only - Not to scale



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: 1084034





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