



Asking Price £70,000 Leasehold

1 Bedroom, Apartment - Retirement

18, 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 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

## \*\*ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT\*\*

Churchill sales and lettings are delighted to be marketing this lovely one bedroom apartment at Elgar Lodge! The property is conveniently located near the lift and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A large window provides lots of natural light and a door leads through to the Kitchen.

The Kitchen 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, fridge and freezer. A window provides light and ventilation.

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

The Shower Room offers a walk-in shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment simply must be viewed!



# Features

- One bedroom first floor apartment
- 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
- 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 the Guest Suites at all Churchill Living developments across the country
- Landscaped gardens







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