



## 20 Elgar Lodge Howsell Road

Malvern, WR14 1US

Located in the heart of Malvern Link, within easy reach of the train station and local amenities, this purpose built retirement apartment complex offers luxury accommodation. With on site house manager and well appointed facilities, this first floor apartment offers spacious accommodation which in brief comprises; entrance hall, living dining room, fitted kitchen, double bedroom and shower room. With a call care alarm system, chargeable guest suites for visitors and off road parking. The apartment is offered for sale with no onward chain. EPC Rating B

**Price Guide £60,000**

# 20 Elgar Lodge Howsell Road

Malvern, WR14 1US



Located in the heart of Malvern Link this purpose-built retirement apartment enjoys facilities to include a house manager, call care alarm system, residents lounge, laundry and chargeable guest suite.

Residents are required to be aged 60 or above and meet certain criteria laid down by the managing company prior to occupation.

## Communal Entrance

Intercom entry provides access in the Communal Entrance area with Residents Lounge, Kitchen and House Managers office.

A lift and stairwell lead to the upper floors.

## Entrance Hall

Large storage cupboard housing hot water cylinder. A further cupboard housing electric meter and fuse board. Call care alarm control panel, doors to Shower Room, Living Dining Room and Bedroom. Electric wall mounted radiator and coving to ceiling.

## Living Dining Room

20'1" x 14'8" and narrowing to 10'9" (6.13m x 4.49m and narrowing to 3.29m)

A spacious room with composite fire surround housing electric living flame fire. TV and telephone points. Wall mounted electric radiator and coving to ceiling. Glazed door to Kitchen and double glazed window to front aspect.

## Kitchen

8'11" x 6'9" (2.74m x 2.07m)

Comprehensively fitted with a range of wood effect eye and base level units with working surfaces and tiled splashbacks. Beko integrated eye level electric oven, four point electric hob with extractor hood over. Integrated under-counter fridge and integrated under-counter freezer and stainless steel sink unit with drainer. Double glazed window to the side aspect, wall mounted electric heater and wall mounted extractor.

## Shower Room

The Shower Room has been fitted with a fully tiled shower enclosure housing mains shower and grab rail. Vanity wash

hand basin with cupboard below and low level WC. Wall mounted convector heater and heated towel rail.

## Double Bedroom

15'11" x 9'2" (4.87m x 2.80m)

Double glazed window to the front aspect, electric wall mounted radiator, coving to ceiling and mirror fronted wardrobes.

## Outside

Elgar Lodge has pleasant gardens for the use of all residents and to the front is a private car park strictly for residents only, on a first come first serve parking basis.

## Council Tax Band

We understand that this property is council tax band B. This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Leasehold

Our client advises us that the property is Leasehold on a 125 year Lease commencing on 2011. We understand that there is a service charge of £1,451.97 for the period 1/012/23 - 31/05/24 and a ground rent charge of £294.33 paid half yearly. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

## Services

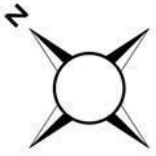
Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

## Directions

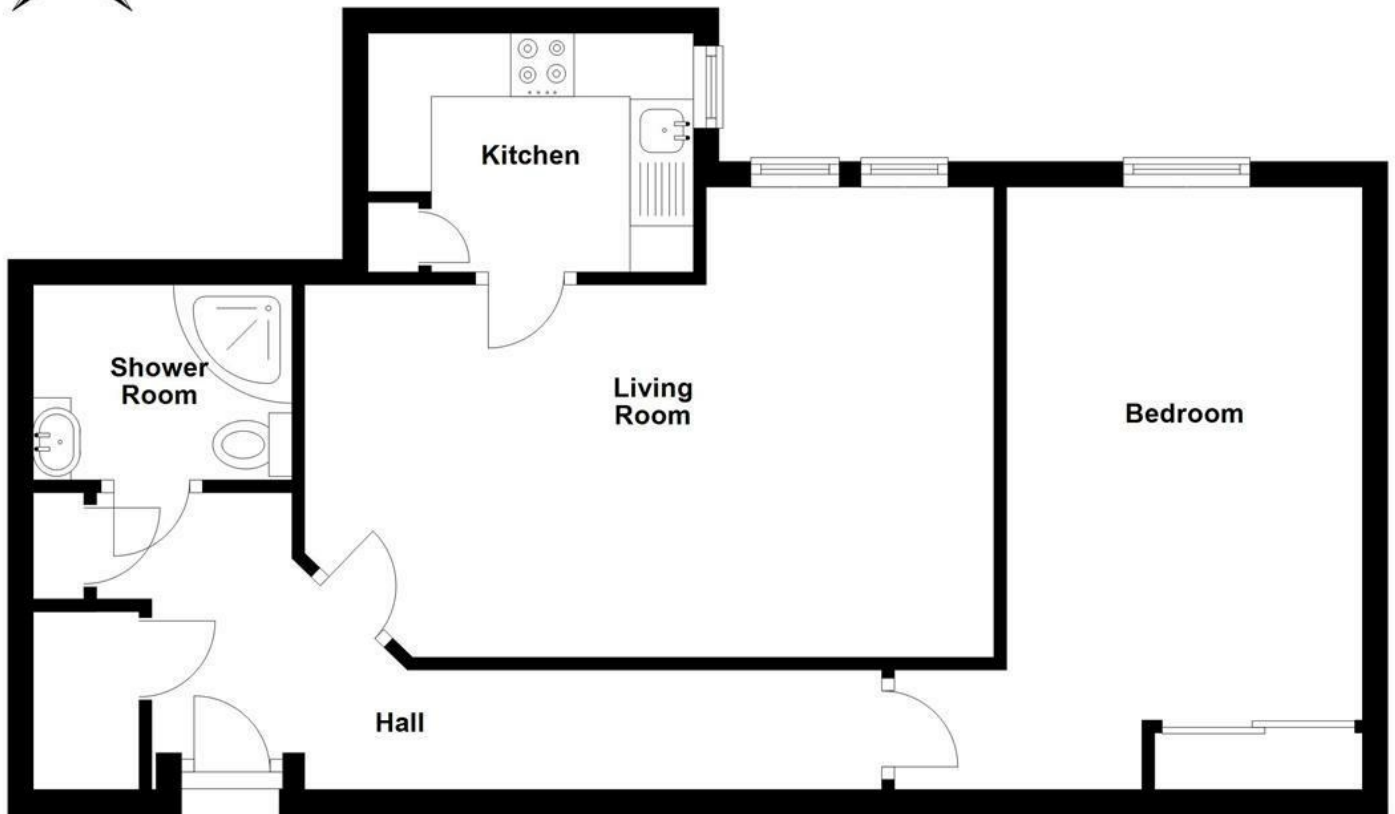
From our Malvern office proceed on the A449 towards Malvern Link and Elgar Lodge will be found on the left hand side. The private car-park is located off Howsell road on the left.



# Floor Plan



## First Floor



## Apart 20, Howsell Rd, Malvern

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	82	83
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	