



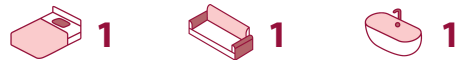
Apartment 25, Elgar Lodge
1 Howsell Road, Malvern, WR14 1US

Andrew Grant

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Leasehold / 474 sq. ft.

Guide Price £135,000

A delightful retirement apartment close to Malvern Link.

KEY FEATURES

- Retirement complex
- Communal lounge area
- Close to train station
- Nearby amenities
- No chain
- Residents parking

The block benefits from a House Manager. The main entrance is accessed from the residents parking area via intercom access, and has a lift to the second floor where the apartment is located on the left.

Book a viewing to fully appreciate the space on offer within the apartment and the fantastic facilities at Elgar Lodge including the residents lounge and its convenient location.

Situation

Elgar Lodge is a well-presented residential apartment for the over 60's, located on the edge of Malvern Link Common.





Description

Flat 25 is a dual aspect corner plot on the east side of the building.

The hallway has a loft hatch giving access to small loft area, there is a storage cupboard with shelving and housing the hot water cylinder and electricity meter. To the right a partially glazed wooden door leads through to the living/dining room.

Living/dining room has an electric feature fireplace with mantle and hearth, dual wall mounted electric heaters, and a glazed door leads from the dining area through to the kitchen.

Kitchen with a range of matching wall and base units and roll top work surface over, stainless steel sink, electric Beko hob and extractor, Beko oven and grill, soft close soft drawers, integrated under counter fridge and freezer, tiled surround, and wall mounted electric heater.

The main bedroom has a wall mounted electric heater, built-in wardrobes with sliding mirrored doors, a rail for hanging and shelving for storage and plenty of space for a double bed.

The shower room is partially tiled with carpet flooring, a large corner shower cubicle with hand rail and shower over, WC, wash basin with storage cupboard under, wall mounted electric towel rail, shaver mirror and light, and extractor fan.

Directions

Find and navigate to the exact location of this property by searching its 3 word address

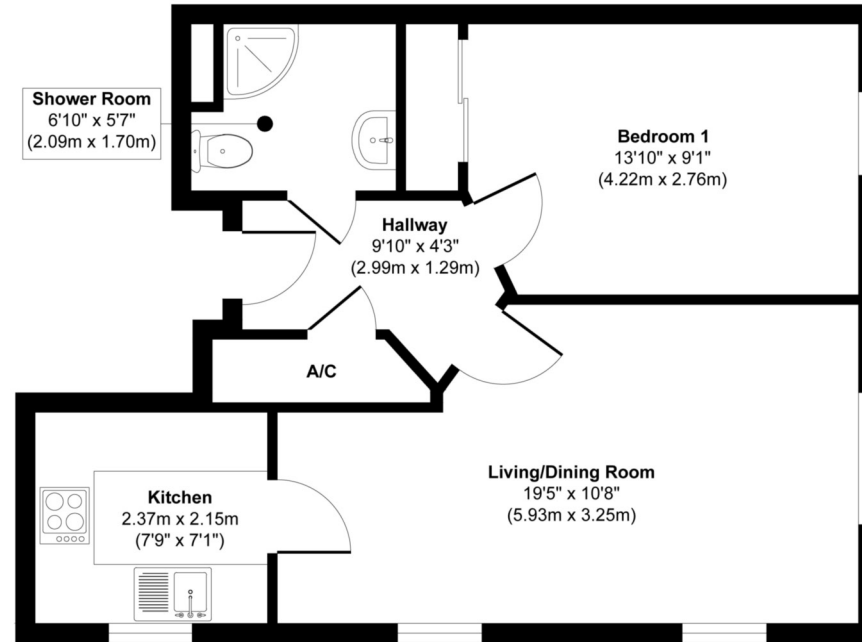
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU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

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Floor Plan
Approximate Floor Area
474 sq. ft
(44.06 sq. m)

Approx. Gross Internal Floor Area 474 sq. ft / 44.06 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners - an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

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