



Apartment 6 Elgar Lodge

Malvern, WR14 1US

Andrew Grant

Apartment 6

Elgar Lodge, 1, Malvern, WR14 1US

1 Bedroom 1 Bathroom 1 Reception Room

A beautifully presented ground floor retirement apartment within a sought after development close to amenities, offering comfortable living and delightful communal gardens.

- Well designed one bedroom ground floor retirement apartment.
- Bright reception room with feature fireplace and attractive outlook.
- A private patio area and beautifully maintained communal gardens.
- Private residents' parking for convenience and ease of access.
- Situated close to Malvern's shops, amenities and excellent transport links.

Apartment 6 Elgar Lodge presents an ideal opportunity to acquire a thoughtfully designed one bedroom ground floor retirement property in a desirable development near the heart of Malvern. The apartment enjoys access to a small patio area and all communal areas including the residents' lounge and well-tended gardens. The accommodation is bright and welcoming, comprising a spacious reception room, a modern fitted kitchen, a comfortable double bedroom and a well-appointed bathroom. The property benefits from an entry system and emergency call facility, providing both comfort and reassurance. Residents of Elgar Lodge have access to a guest suite, laundry room and a secure buggy lock-up with power, as well as an on-site lodge manager. This inviting home combines independence with a friendly community atmosphere in a highly convenient location close to local amenities and transport connections.

509 sq ft (47.2 sq m)





The kitchen

The kitchen is thoughtfully designed with ample storage and workspace, featuring fitted units, tiled splashbacks and integrated appliances. A large window fills the room with natural light, creating a bright and practical setting for everyday use. Its convenient layout ensures easy access from the reception room, making it ideal for daily living.



The living room

The living room is bright and inviting with generous proportions and a pleasant outlook through the a glazed door. A feature fireplace creates an attractive focal point while the well-planned layout provides space for both dining and relaxation. This welcoming room forms the heart of the home, offering comfort and easy access to the adjoining kitchen and hallway.





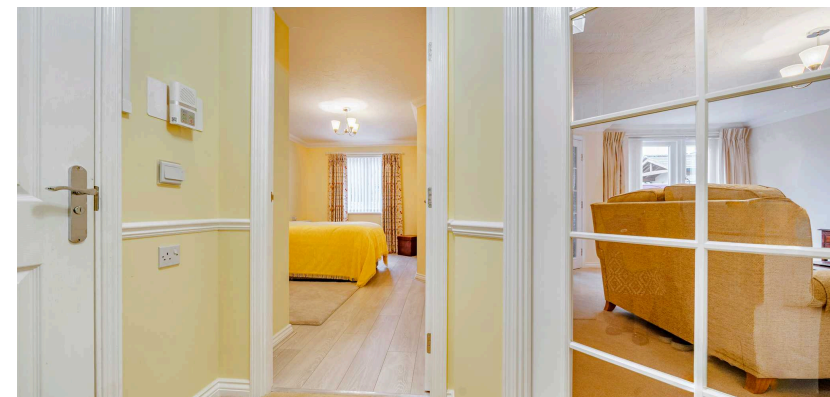
The primary bedroom

The primary bedroom is generously proportioned and filled with natural light from a large window. It provides ample space for bedroom furniture and offers a calm and restful setting. Conveniently positioned near the bathroom and hallway, this room delivers comfort and practicality within the thoughtfully designed layout of the home.



The family bathroom

The family bathroom is well appointed with a modern suite comprising a bath with overhead shower, fitted vanity unit with inset basin and a WC. The room features fully tiled walls and a heated towel rail, offering both practicality and comfort. Positioned off the entrance hall, it provides convenient access from all areas of the home.





The communal areas

Elgar Lodge offers a range of communal facilities, the residents' lounge, complete with a kitchenette, provides a sociable setting for coffee mornings and events. A guest suite allows friends and family to stay overnight, while the communal laundry room offers everyday convenience, a secure buggy store with power is also available. The development includes residents' parking, lift access to all floors and a secure entry system, all supported by a 24-hour Careline service.





The communal garden

The communal garden offers an inviting outdoor space surrounded by mature planting and well-tended pathways. With a variety of seating areas set among attractive greenery, it provides an ideal setting for relaxation or socialising with neighbours. The landscaped layout creates a peaceful environment for residents to enjoy throughout the year.



The driveway and parking

The development features a well-maintained driveway leading to a private residents' car park, providing convenient parking for homeowners and visitors. The area is neatly laid out and easily accessible from the main entrance, offering practicality and peace of mind for those seeking secure on-site parking within the grounds. Spaces are well arranged, allowing for easy movement and accessibility, with visitor parking also available for guests.

Location

Elgar Lodge is located on Howsell Road in Malvern, a desirable area known for its welcoming community and excellent amenities. The property is within easy reach of shops, cafés and services, ensuring daily needs are well catered for. Malvern Link and Great Malvern both offer a range of independent stores, supermarkets and leisure facilities, while the renowned Malvern Theatres and Priory Park provide cultural and recreational opportunities. For travel, Malvern Link railway station offers direct connections to Worcester, Hereford, Birmingham and London, and local bus routes serve the surrounding area. The stunning Malvern Hills are nearby, offering miles of scenic walks and panoramic views. This superb location combines convenience with natural beauty, making it an excellent choice for comfortable and independent retirement living.

Services

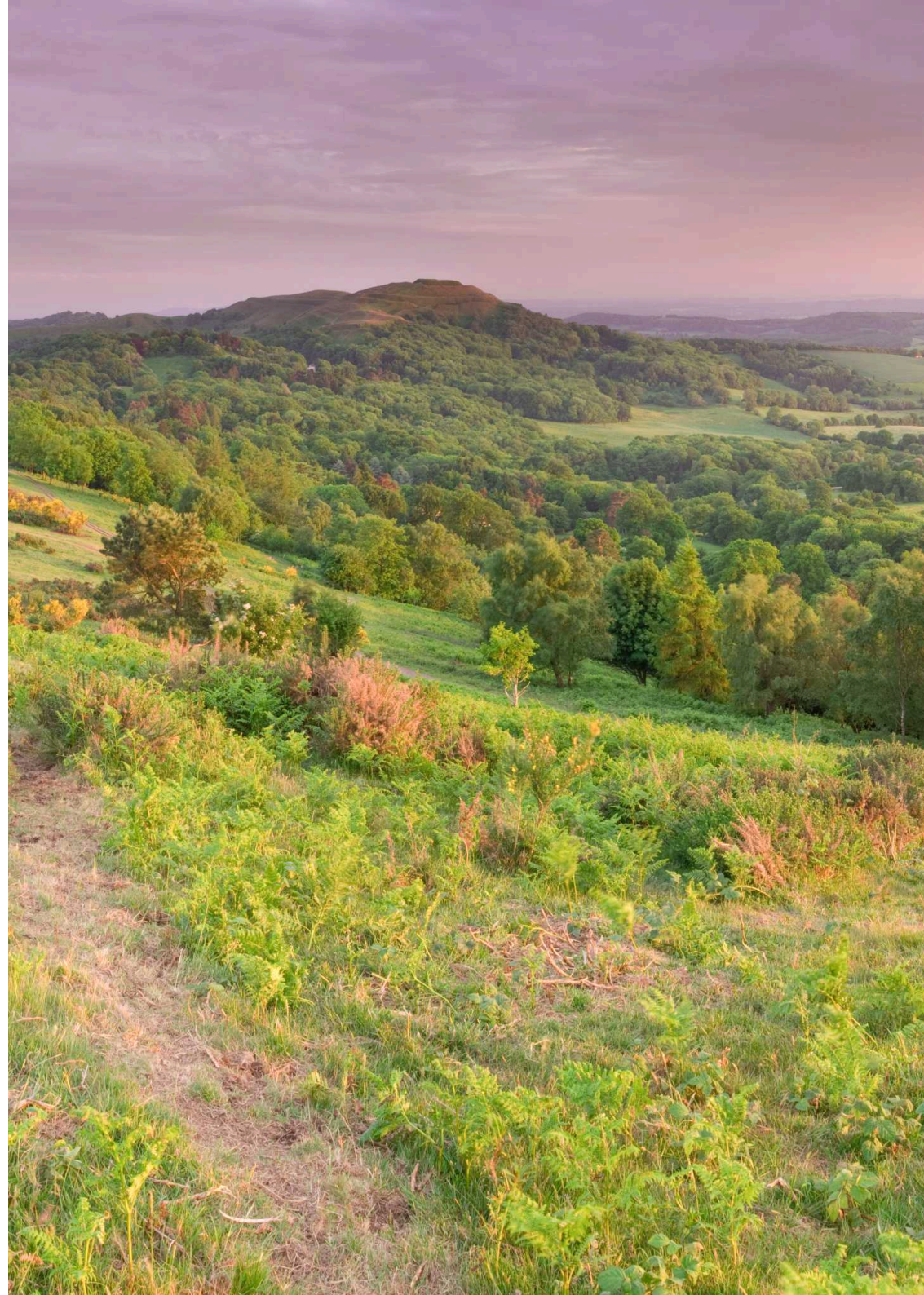
Services are TBC.

Council Tax

The Council Tax for this property is Band B.

Agent Note

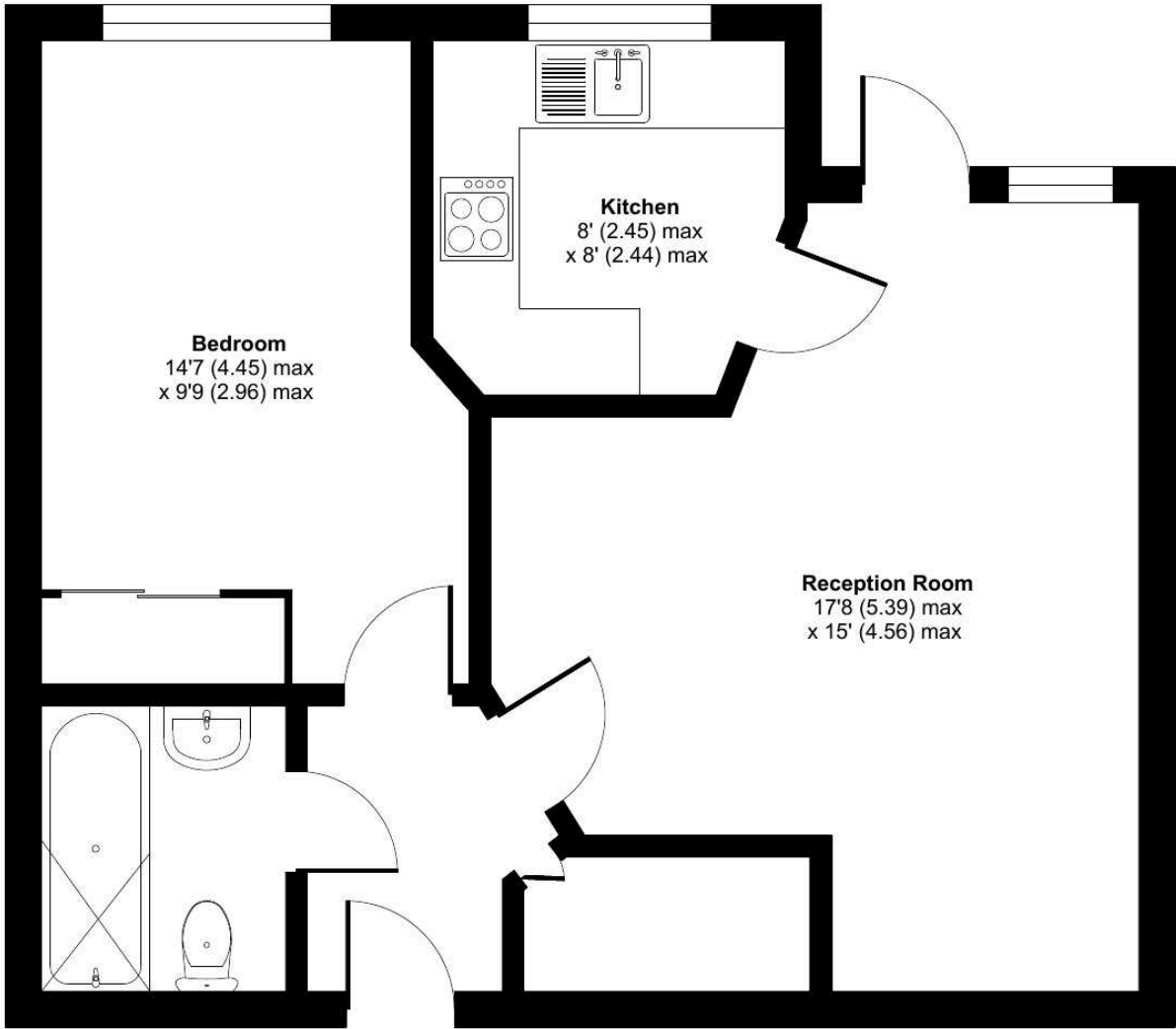
Elgar Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Howsell Road, Malvern, WR14

Approximate Area = 509 sq ft / 47.2 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Andrew Grant. REF: 1364493



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