



Defford Road, Pershore, WR10 1HZ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A second floor 1 bedroom apartment offering immaculately presented and well proportioned accommodation within this popular and sought after retirement complex built by Churchill Retirement Living Ltd. Built on the grounds of the old Pershore Cottage Hospital, the location provides easy access to the town centre just 0.25 miles from the town centre.

The accommodation in brief comprises:

- Communal Entrance/Lounge Area accessing lifts to all floors
- Private Reception Hall
- Lounge Dining Room
- Kitchen (with built in electric fan oven, fridge, freezer & washer/drying machine)
- Double Bedroom
- Shower Room
- Store cupboard (large)

Outside, there are beautifully maintained communal landscaped gardens and parking spaces on a first come first serve basis.

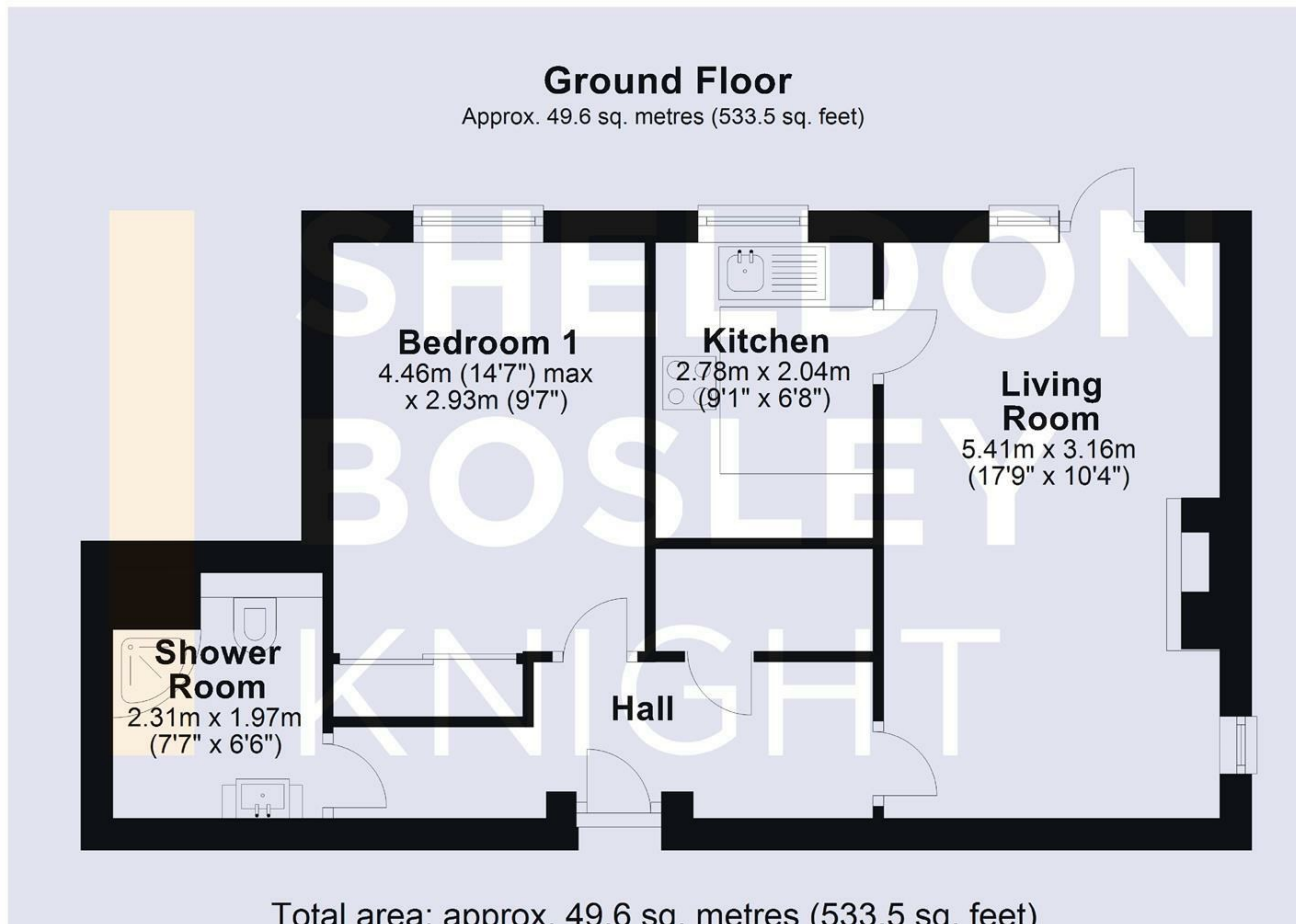
Services: Mains water & electricity are connected. Heating and hot water are provided via a Air Source Heat pump. Careline Monitoring & onsite lodge manager.

Leasehold: 125 year Lease, commenced 01.05.2017

Service charge is approximately £5650.73 per annum (for year end 31.05.2024) which includes building insurance, care line, electricity (24/7 central heating), hot water, window cleaning, building repairs/maintenance, ground rent, lighting in communal areas, heating & cleaning within communal areas, lift maintenance, water rates, garden maintenance and a 'lodge' manager five mornings a week.







DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Key Features

- A second floor retirement apartment
- Immaculately presented & well proportioned accommodation
- Resident car parking
- Communal Lounge & Kitchen
- A Churchill Retirement Living complex
- Onsite manager
- Communal landscaped gardens
- No onward chain
- Age requirement 55 years plus
- One Bedroom

**Guide Price**  
**£215,000**

EPC Rating - B

Tenure - Leasehold

Council Tax Band - C

Local Authority -  
Wychavon