



Defford Road, Pershore, WR10 1HZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A ground floor 1 bedroom apartment offering immaculately presented and well proportioned accommodation with direct access & views of the communal landscaped gardens 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. Electric vehicle/buggy storage/charging area.

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

We have been advised that the annual Ground Rent is £814.78 for 2024 - 2025 (reviewable), the Service Charge from 1/6/24 to 30/11/24 is approximately £2353.42 (a further payment for the remainder of the year 1/12/24 to 31/5/25 TBC) which includes building insurance, care line, electricity (24/7 central heating), hot water, window cleaning, building repairs/maintenance, lighting in communal areas, heating & cleaning within communal areas, lift maintenance, water rates, garden maintenance and a 'lodge' manager five mornings a week.

All prospective purchases will need to attend a meeting with the Lodge Manager for an eligibility interview.





Key Features

- A spacious ground floor retirement apartment
- Immaculately presented & well proportioned accommodation
- Age requirement - 55 years plus
- A Churchill Retirement Living Complex
- Onsite Manager
- Resident car parking
- Communal lounge & landscaped gardens
- Viewing highly recommended
- NO ONWARD CHAIN

Guide Price
£245,000

EPC Rating - B

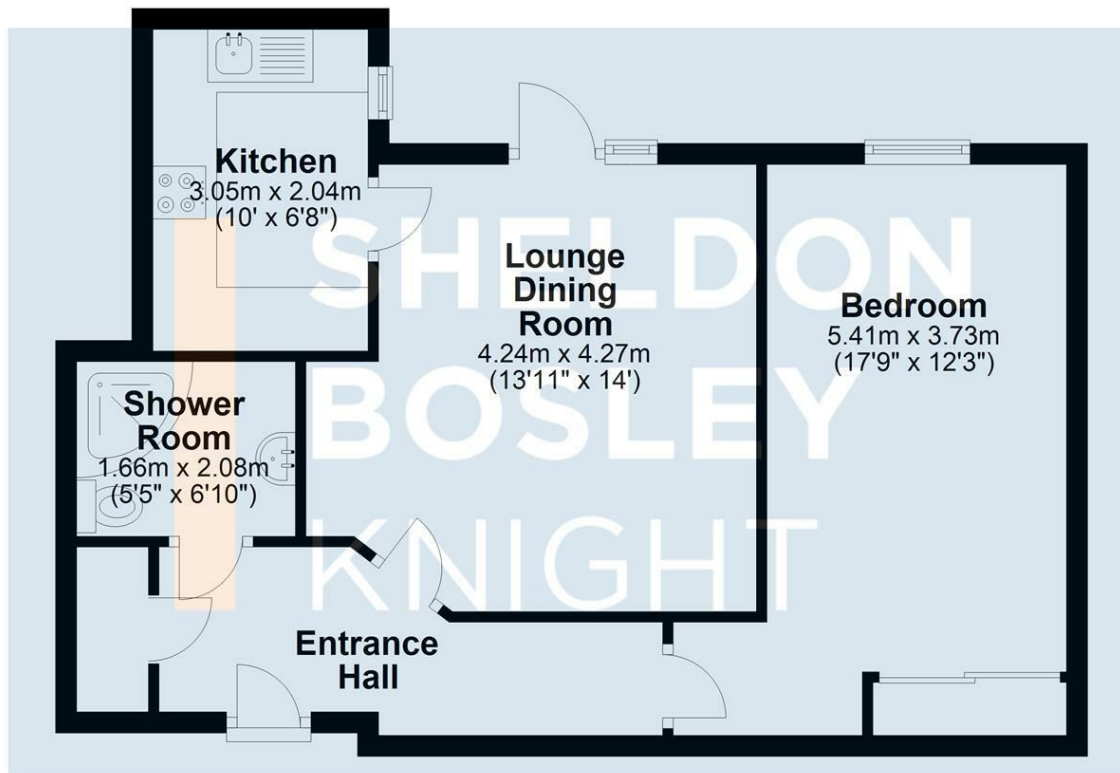
Tenure - Leasehold

Council Tax Band - C

Local Authority -
Wychavon DC

Ground Floor

Approx. 51.4 sq. metres (553.7 sq. feet)



Total area: approx. 51.4 sq. metres (553.7 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.