



29 Bridge Street, Pershore, WR10 1AJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A spacious, well proportioned and well presented two double bedroom ground floor apartment within this converted Georgian Grade II Listed building comprising of 5 apartments. Situated in the heart of Pershore the location provides a great central base with easy access to the town centre as well as national road and rail networks.

The accommodation in brief comprises:

- Communal feature Reception Hall
- Private Reception Hall with hatch access to an unused basement, historically used as a coal store
- Lounge with feature bay window and bespoke hardwood shutters
- Kitchen with appliances & Belfast sink
- Two double Bedrooms, one having a door with direct access to the garden
- Shower Room

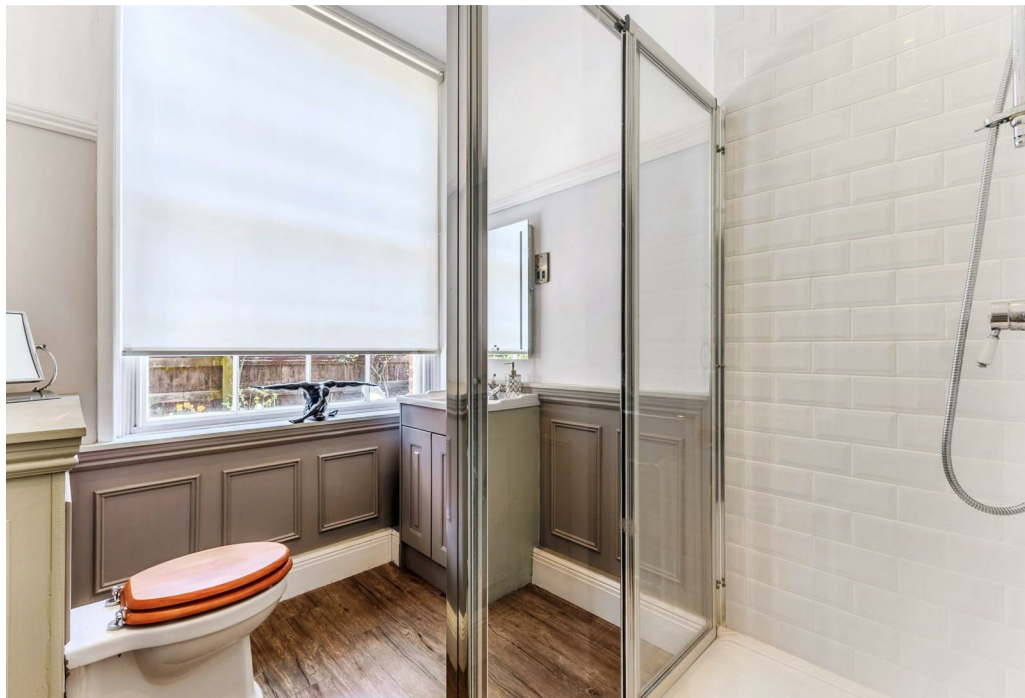
Outside, there is a communal landscaped garden with a Summer House and discreet Bin Store. In addition, there are two double parking bays which will accommodate four vehicles available to the rear of the property for communal use by all residents.

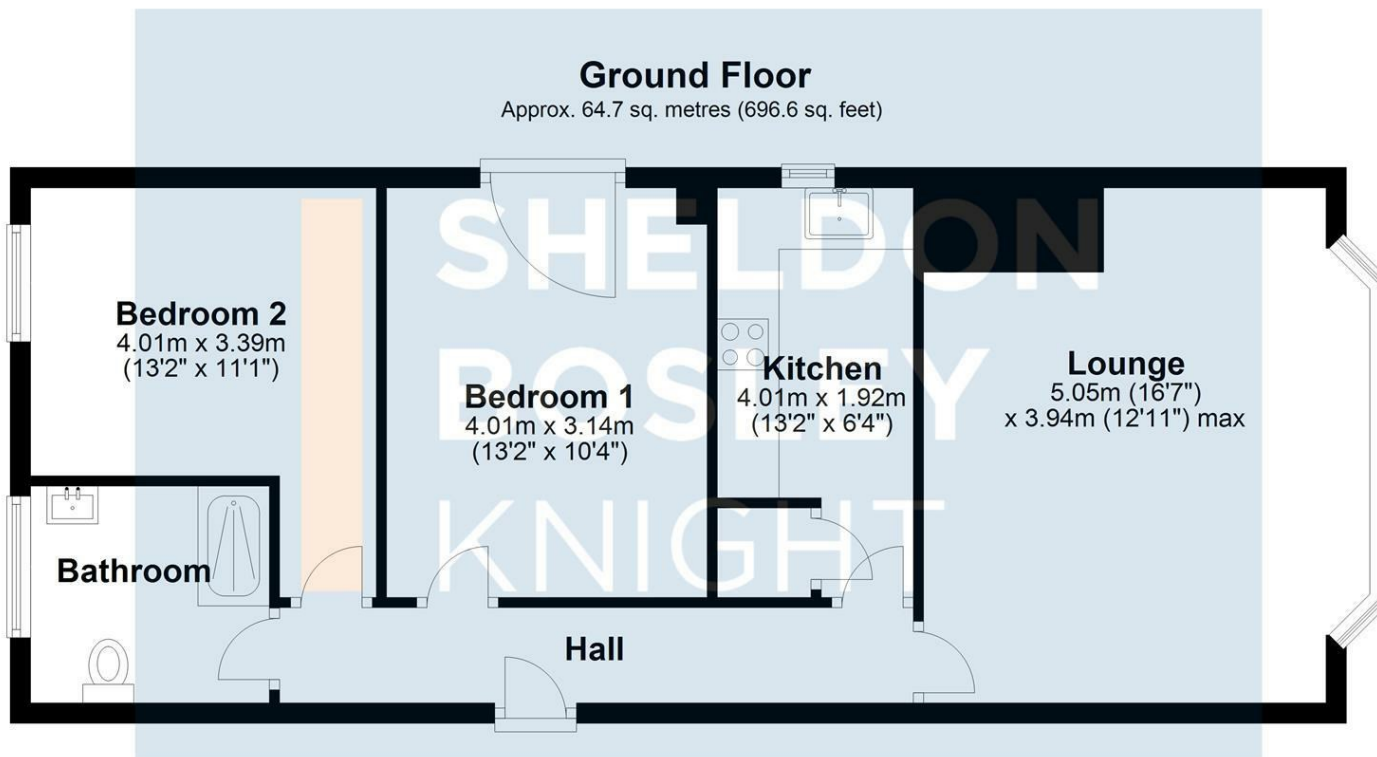
Agents Note: There is the remainder of a 10 year International Structural Warranty (ICW) with circa 5 years left to run

Services: Mains electric, water and drainage are connected to the property. Electric heating is installed.

Tenure: Leasehold - 150 years commencing on 18 December 2018, ending on 17 December 2168. Ground Rent £385.00 per annum. Service Charge circa £1900 per annum (variable) covering building insurance, common area cleaning, lighting & electricity, maintenance of rear common garden/areas.







Total area: approx. 64.7 sq. metres (696.6 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.

Key Features

- A spacious, well proportioned & well presented ground floor apartment
- 1 of 5 apartments within this sympathetically converted Georgian Grade II Listed Building
- Lounge with feature bay window
- Kitchen with appliances & Belfast Sink
- Two Double Bedrooms
- Shower Room
- Landscaped Garden & two communal double parking bays which will accommodate four vehicles
- NO ONWARD CHAIN
- Viewing Highly Recommended

Guide Price
£239,950

EPC Rating - E

Tenure - Leasehold

Council Tax Band - A

Local Authority -
Wychavon

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