



**29 Bridge Street, Pershore, WR10 1AJ**

**SHELDON  
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# 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 sizeable basement which purchaser can adapt to use as e.g wine 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.

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.







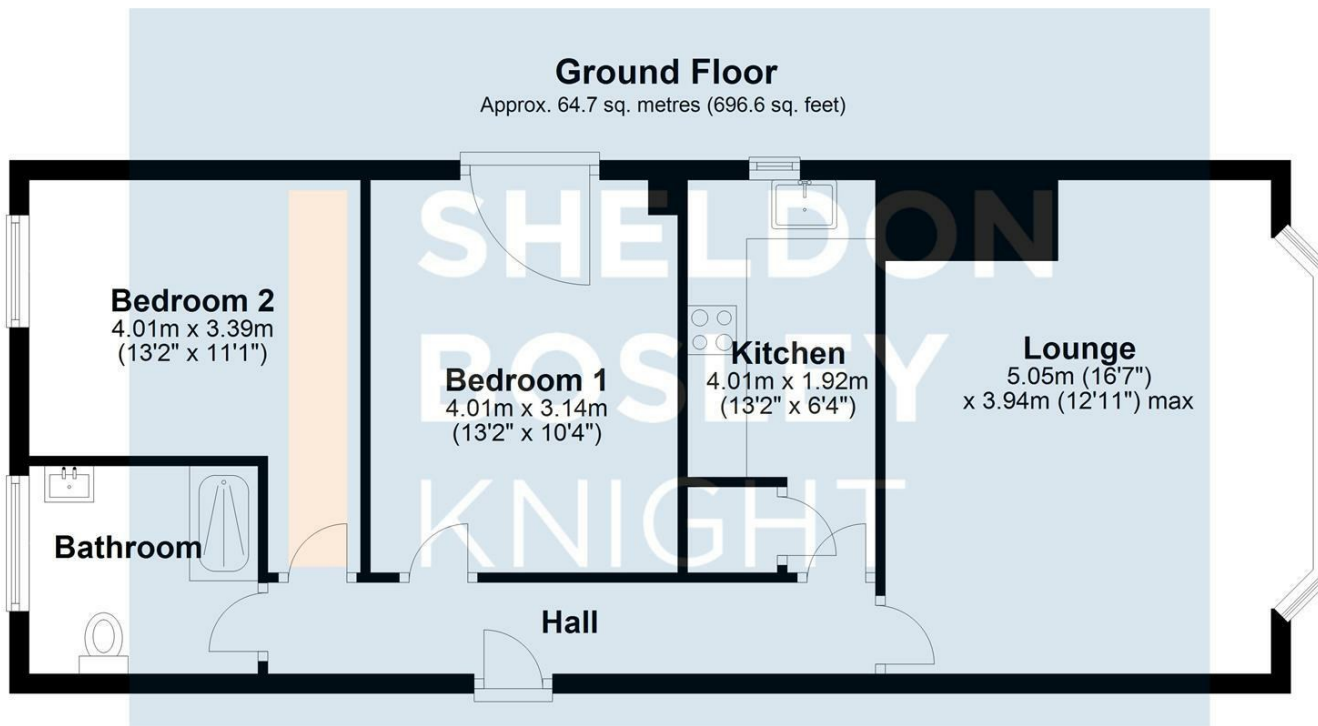
## Key Features

- 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 Communal Garden
- NO ONWARD CHAIN
- Viewing Highly Recommended
- Period Features

**Guide Price**  
**£239,950**

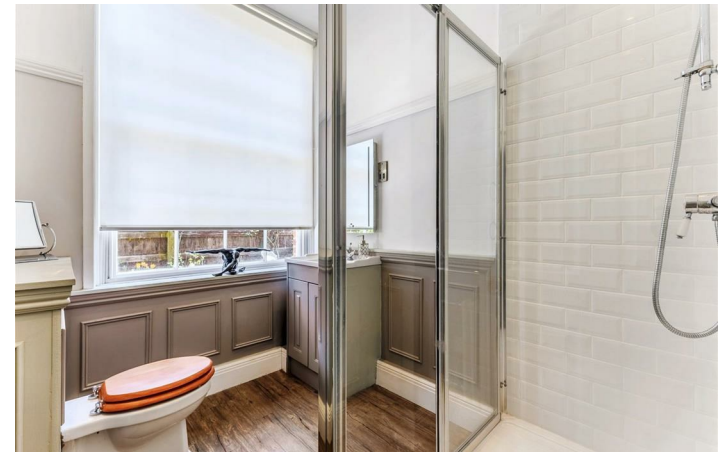






Total area: approx. 64.7 sq. metres (696.6 sq. feet)

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.



EPC Rating - E

Tenure - Leasehold

Council Tax Band - A

Local Authority  
Wychavon





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