



Farleigh Road, Pershore, WR10 1LA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

**** NO ONWARD CHAIN ****

On Farleigh Road this delightful ground floor flat offering well proportioned and well presented accommodation situated in a popular and sought after residential area of Pershore with easy access to local schooling, the town centre, national road and rail networks.

The accommodation in brief comprises:

- Hall
- Kitchen
- Lounge/Diner
- Bathroom
- Two double Bedrooms
- Store Room
- Garage

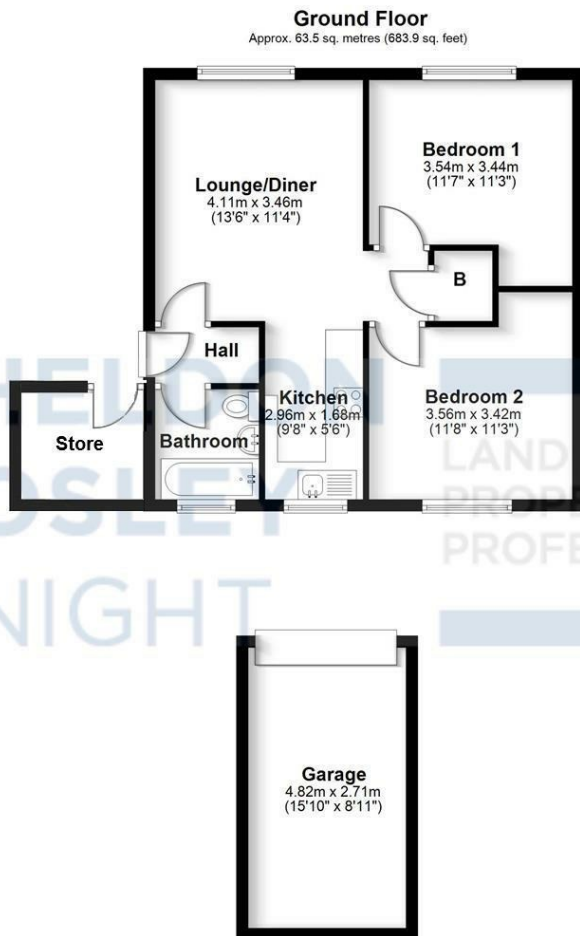
The flat features two generously sized double bedrooms, well-appointed bathroom and one of the standout features of this property is the parking space available for one vehicle, along with a garage en bloc, offering additional storage or secure parking options.

Ground Rent payable per annum £10 (approx) and Service Charge payable per annum £600 (approx) (TBC via Solicitors) Service Charge covers: Electricity for communal areas, Cleaning and Ground maintenance, Directors insurance, Upkeep of driveway and paths as required, Any other maintenance as necessary.

**** Agents Note - The property is Leasehold and has approx 38 years remaining, the sellers have confirmed the extension of the lease throughout the sale process, which will come up to 99 years from the date of completion (TBC via solicitors)**







Total area: approx. 63.5 sq. metres (683.9 sq. feet)

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

Key Features

- NO ONWARD CHAIN
- RECENTLY RE DECORATED
- MODERN KITCHEN
- LOUNGE / DINER
- STORAGE
- TWO DOUBLE BEDROOMS
- EN BLOC GARAGE
- CLOSE TO LOCAL AMENITIES
- VIEWING HIGHLY ADVISED

Guide Price
£100,000

EPC Rating - E

Tenure - Leasehold

Council Tax Band - A

Local Authority -
Wychavon

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