



Apartment 24 Nightingale Lodge, Pershore

- One bedroom second floor apartment
- Superb views across River Avon tree scape to Bredon Hill and Tower
- Close proximity to Pershore Town Centre
- Shower room with walk in shower
- Kitchen with integrated appliances
- Communal sitting room with kitchen for residents' use for functions
- Communal gardens
- NO ONWARD CHAIN

Asking Price: £235,000

Apartment 24 Nightingale Lodge

A one bedroom second floor retirement apartment with magnificent view from the lounge and bedroom across the River Avon tree scape to Bredon Hill and Tower. Includes communal facilities such as a sitting room and gardens. The apartment comprises; entrance hall, sitting room, kitchen, one bedroom and shower. There are communal gardens and parking for residents. Close proximity to Pershore town centre and local amenities with a bus stop immediately outside. NO CHAIN

Front

South facing second floor apartment in a popular retirement development close to Pershore town centre. Off road parking for residents.

Entrance Hallway

Spacious entrance hall with clear glazed doors leading off onto living room, bathroom and bedroom. A walk in hallway cupboard with electric point, hanging rail and ample shelving for storage and airing.

Kitchen

Clear glazed door from the lounge. Range of wall and base units surmounted by work surface. Integrated appliances including four ring ceramic hob and extractor hood, eye level oven, fridge, freezer, washer dryer and a stainless steel sink and drainer. Under cupboard lighting.

Sitting Room

Double glazed French door and window which open out onto south facing private balcony with views of Bredon Hill. Fireplace with a living flame electric fire. Telephone and television point. Electric sockets at waist height throughout the apartment for ease of use. Radiator.

Bedroom

South facing window with views of Bredon Hill. Mirrored sliding doors into the fitted wardrobe with ample hanging space and shelving. Television point. Radiator.

Shower Room

Walk in shower cubicle with a mains fed shower. Vanity wash hand basin and a high level WC for ease of use. Wall mounted mirrored vanity cupboard. Care line alarm. Heated towel rail.

Additional Information

An over 60's retirement development which provides off road parking for residents, communal gardens and a sitting room with a kitchen for regular functions. Pets allowed. A guest suite is available for visitors at a price of approx £20 per night (approx £25 for an extra occupant, more than 7 days £25 per night)). Residents and a guest are also allowed to stay at other Churchill Retirement Living developments (approx £20/£25 per night subject to availability). An outside covered lobby with electric points for the use of residents Motability scooters. Abbottswood surgery next door. Approximately 121 years left on the lease.

Service Charges - Communal Areas -

The service charge is approx £4,223.76pa and ground rent £575.00 pa which includes insurance, care line, electricity (24/7 central heating), hot water, buildings insurance, window cleaning, building repairs/maintenance, communal areas light, heat & cleaning, lift maintenance, water rates, garden services and a lodge manager five mornings a week.

Tenure

Leasehold – 125 years from 2017

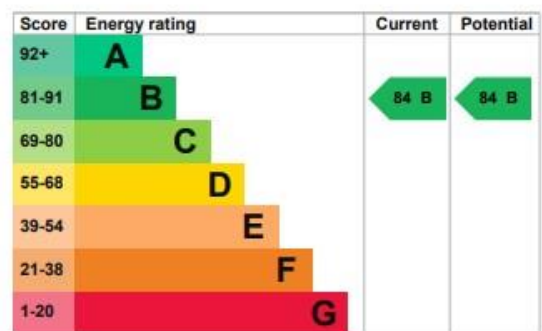
Council Tax

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Pershore

The market town of Pershore is famed for its elegant Georgian architecture, magnificent Abbey and the charming River Avon flowing parallel to the High Street with a range of independent retailers. The town enjoys a wealth of amenities which include, various high street retailers, large undercover market, salons, supermarkets, doctors' surgery, two dental surgeries, a variety of schools, theatre and cinema, Leisure Centre together with restaurants, pubs, and cafes. Set in the heart of the Vale Of Evesham, it has a wealth of history and heritage. The impressive medieval Pershore Abbey was founded in 689AD by King Oswald. Most of the Abbey's architecture is from the 13th century and today it is dominated by the tall pinnacle tower. In summer the tower is often open where visitors can climb to the top for a beautiful view of the Vale and Bredon Hill.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other fixed or movable items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. House ref: N02221

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