



Diamond Jubilee Court, Pershore

Offers Based On £135,000 for a 50% share

- A RARE OPPORTUNITY TO PURCHASE A DETACHED SHARED OWNERSHIP PROPERTY
- Price represents 50% share
- Rent payable on the remaining 50%
- Additional shares can be purchased up to 100%
- Full depth lounge
- Kitchen/dining room
- Two double bedrooms
- Enclosed rear garden
- Allocated & visitors parking
- NO CHAIN

**Nigel Poole
& Partners**

Diamond Jubilee Court

Pershore

Offers Based On £135,000 for 50% Share

****A RARE OPPORTUNITY TO PURCHASE A DETACHED SHARED EQUITY HOUSE**** This two-bedroom detached house is located at the end of a quiet cul-de-sac. The price represents a 50% share (with rent payable on the remaining 50% share). It is possible to purchase additional shares up to 100% (with the option to then buy the freehold). Entrance hall with w.c.; lounge; kitchen/dining room. Two double bedrooms and bathroom. Enclosed rear garden. Allocated and visitor parking. IDEAL FOR A FIRST TIME BUYER. Approximately 115 years remaining on the lease. Rent currently payable is £264.19 and £17.23 service charge per month.

Front

A pathway leads to the entrance door (under a storm canopy porch) and to the side gate into the rear garden.

Entrance Hall

Obscure double-glazed entrance door. Stairs rising to the first floor. Cloaks/storage cupboard. Doors into lounge and kitchen.

W.C. 6' 4" x 2' 11" (1.93m x 0.89m)

Obscure double-glazed window to the front aspect. Low level w.c. Wash hand basin. Radiator.

Lounge 14' 10" x 8' 10" (4.52m x 2.69m)

Dual aspect with double glazed window to the front and patio door with side window to the rear. Two radiators.



Kitchen/Dining Room 14' 11" x 10' 5" (4.54m x 3.17m)

Dual aspect with double glazed window to the front and patio door with side window to the rear. Range of wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Tiled splash backs. Integrated oven and four ring hob with extractor hood. Plumbing and space for washing machine and dishwasher. Wall mounted gas-fired combination boiler. Radiator.



Landing

Double glazed window to the rear aspect. Access into loft. Doors into bedrooms and bathroom.

Bedroom One 14' 11" x 10' 3" (4.54m x 3.12m)

Double glazed window to the front aspect. Radiator.

Bedroom Two 14' 10" x 8' 10" (4.52m x 2.69m)

Double glazed window to the front aspect. Radiator.

Bathroom: 7' 10" x 6' 4" (2.39m x 1.93m)

Obscure double-glazed window to the front aspect. Matching white suite: Panelled bath with mains fed shower; pedestal wash hand basin and low flush w.c. Tiled splash backs. Airing cupboard with shelving. Shaver point. Radiator.

23 High Street, Pershore WR10 1AA

Rear Garden

Enclosed by fencing with gated side access. Predominately laid to lawn with planting. Patio seating area. Wooden storage shed.



Further Information

The following information should be verified by a purchaser's solicitor. The remaining 50% share is owned by Rooftop Housing. Further shares can be purchased up to 100%. Once 100% is owned there is the option to purchase the freehold (cost dependent on value of property at that time). Currently rent of £241.48 is payable per month. £15.67 Service charge. The property is leasehold with approximately 115 years remaining on the lease (125 lease issued when property was built in 2012).

Council Tax Band:

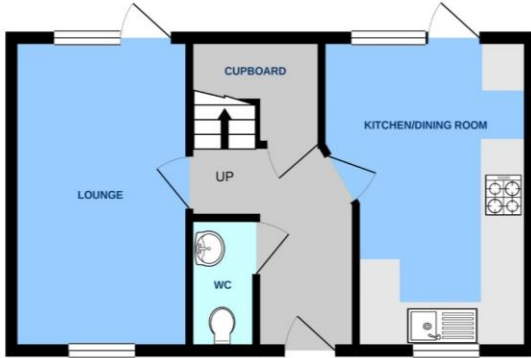
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Tenure:

Leasehold



GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330

