



Ganderton Court Pershore

£117,500

- Two bedroom first floor retirement apartment
- For over 60s (or for those over 50 with a disability or with a partner over 60)
- Communal lounge, laundry room and garden
- Parking (not allocated) available to residents and visitors
- In the heart of Pershore town centre
- No upward chain

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****TWO BEDROOM RETIREMENT APARTMENT**** First floor apartment situated in a popular retirement residence in the heart of Pershore with easy access to the town centre and local amenities with a bus stop immediately outside. Entrance hall; lounge; kitchen; two bedroom and a shower room. Includes communal facilities; a lounge, kitchen, cloakroom, laundry and gardens. There is communal parking for residents and visitors, this is not allocated.

Entrance Hall

Wall mounted electric heater. Doors to two bedrooms, shower, living room, storage cupboard and airing cupboard housing the hot water tank.

Living/Dining Room 17' 3" x 10' 5" (5.25m x 3.17m)

Double glazed window. Television aerial point. Two mounted electric heaters. Door to the kitchen.



Kitchen 10' 2" x 6' 0" (3.10m x 1.83m)

Double glazed window. Wall and base units, surmounted by work surface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Space for appliances. Plinth heater. Integrated electric hob with extractor fan over. Electric oven and grill.



Bedroom One 12' 9" x 8' 11" (3.88m x 2.72m)

Double glazed window. Fitted wardrobe and chest of drawers. Wall mounted electric heater.

Bedroom Two 12' 7" x 5' 5" (3.83m x 1.65m)

Double glazed window. Fitted wardrobe. Electric wall mounted heater.

Shower Room 6' 6" x 5' 8" (1.98m x 1.73m)

Shower cubicle with Mira electric shower. Vanity wash hand basin. Low flush W.C.

Communal Areas

The communal (and maintained) landscaped gardens offer a variety of lawn areas, a patio seating area with planted beds.



Tenure: Leasehold

Length of lease remaining 64 years.

Council Tax Band: C

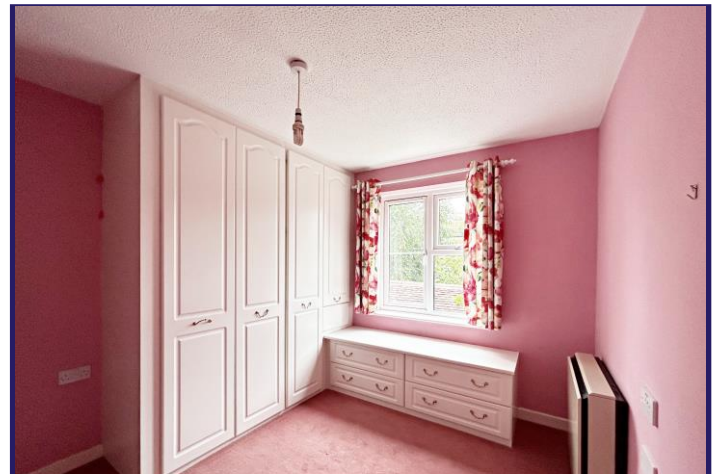
Service Charge

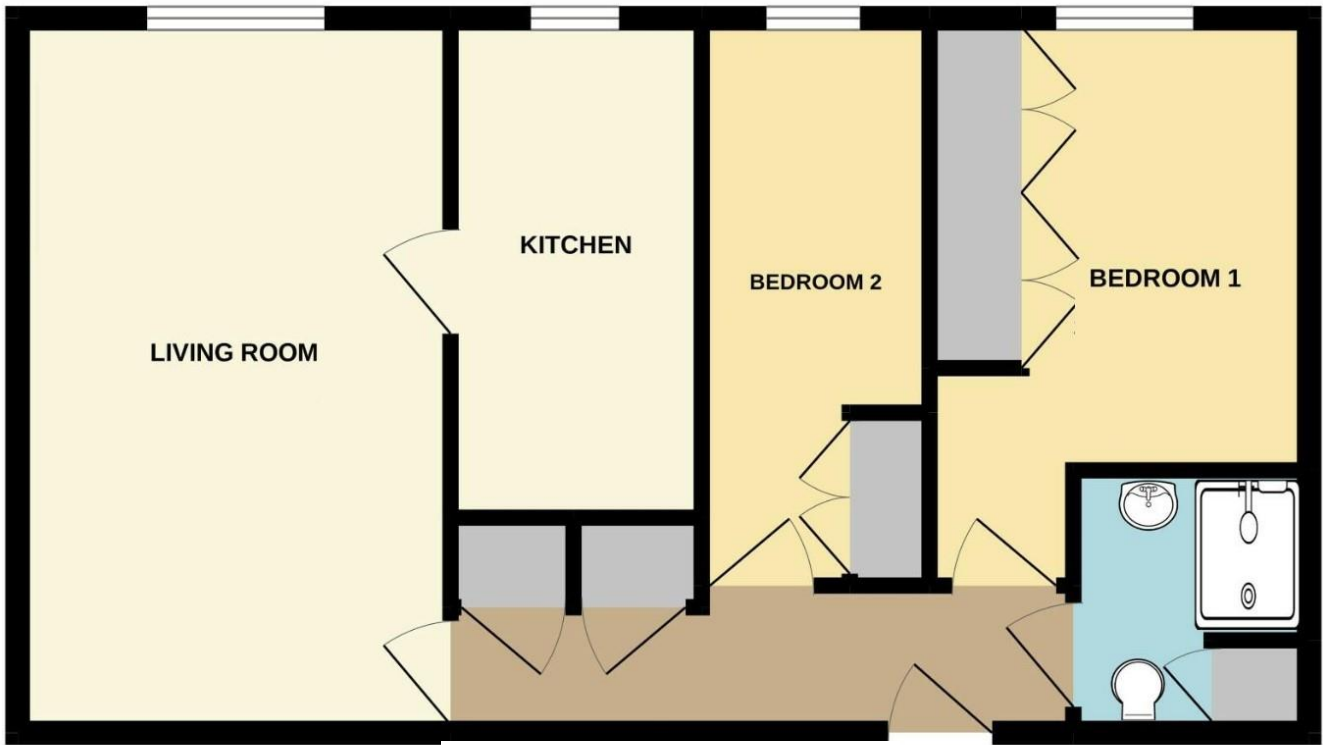
It is understood a monthly service charge is payable of approximately £264.46. This amount is subject to change and is reviewed annually. This should be legally verified by a purchaser's solicitor.

Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit:

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode **WR10 1AW**





Approximate for reference only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	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.

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