



ESTATE AGENTS

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Apartment 2,
Nightingale Lodge,
Pershore,
Worcestershire.
WR10 1HZ

For Sale

Price £259,950



NIGHTINGALE LODGE IS A POPULAR RETIREMENT COMPLEX WITH ONE AND TWO BEDROOM APARTMENTS SET CLOSE TO THE TOWN CENTRE AND ALL THE AMENITIES.

**WE ARE PLEASED TO OFFER APARTMENT TWO BEING A ONE BEDROOM , GROUND FLOOR APARTMENT WITH AN ACCESS DOOR INTO THE COMMUNAL GARDENS. THERE IS RESIDENT'S PARKING AND ON SITE MANAGEMENT .
EPC : B (82) COUNCIL TAX :C**

Residential Sales Particulars

Apartment 2, Nightingale Lodge, Defford Road, Pershore. WR10 1HZ

Situation

A ground floor retirement apartment set within this development, built by Churchill Homes who specialise in providing luxury accommodation for the over 60s. This apartment will offer central heating and hot water via an air source heat pump, there is double glazing, fitted kitchen with integral white goods, a well-appointed bathroom/shower, good sized double bedroom with fitted wardrobes, a reception hall and a lounge/dining room with an access door to the garden. There is a communal lift to service this property and a stairway.

Within the development there is communal lounge for meetings and recreational purposes. Pleasant gardens and parking to the front of the property is available for residents.

Activities and events are organised by the residents and the non-resident manager. There is also a guest suite which can be made available and reserved through the management.

There is a **management service** cost of approx. £3,417.97 per half year, which covers the heating costs and maintenance of shared areas, insurance of the building and window cleaning, garden maintenance and management costs, which are all part of living within this complex. The independent costs to the vendor will be the electricity used within the apartment, contents insurance and the council tax. All other costs are within the management structure. The management costs are increased annually.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse; Cheltenham with National Hunt Horseracing, the Everyman Theatre and major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre

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Property Comprises

Communal hall to

Front Door with spyhole, letter box and security lock.

Hallway with ceiling light, coving and door chime. Useful storage cupboard with consumer unit, slatted shelving, coat hooks and automatic light.

Lounge/Dining Room measuring overall approximately 15'0" x 10'5" (4.57m x 3.18m) with ornamental fireplace with electric fire insert. Ample multi socket power points, TV socket and modern communication points. (Openreach BT point, Careline point). Panelled radiator. Coved ceiling and central ceiling light point. Double glazed door leads out to communal gardens with opening side panel and window. Glazed door into



Kitchen measuring approximately 7'9" x 7'2" (2.36m x 2.18m) with range of

modern kitchen units comprising work top surfaces, drawers and storage cupboards, integral fridge and freezer, plumbed-in Zanussi washing machine/dryer and single drainer stainless steel sink unit with mixer tap. Ceramic tiled surrounds. Zanussi ceramic 4-ring hob top with stainless steel extractor hood over. Built-in oven with grill. Wall mounted storage cupboards. Ample power points and ceiling light. Side elevation window providing good natural light.



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Bedroom measuring approximately 9'1" x 14'0" (2.77m x 4.27m) with coved ceiling and central ceiling light point. Mirror fronted built-in wardrobe cupboard with shelving and rails. Panelled radiator, multi socket points, and TV aerial socket. Window overlooking communal garden. Access hatch to roof void.



Bathroom comprising low flush WC, vanity unit handwash basin with storage under and cabinet over with mirror and down light. Ceramic tiled surrounds. Sliding screen doors to shower cubicle with plumbed in shower, shower head on wall bracket. Upright towel rail/radiator, extractor fan and ceiling light point.



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Residents Lounge



Communal Gardens



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- Services:** Main's electricity, water and drainage are connected to this property. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.
- Tenure:** The property is Leasehold with 125 years remaining from 1st of May 2017(ground rent half yearly £152.03 currently)
- Local Authority:** Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000
- Council Tax:** Band C

Viewing

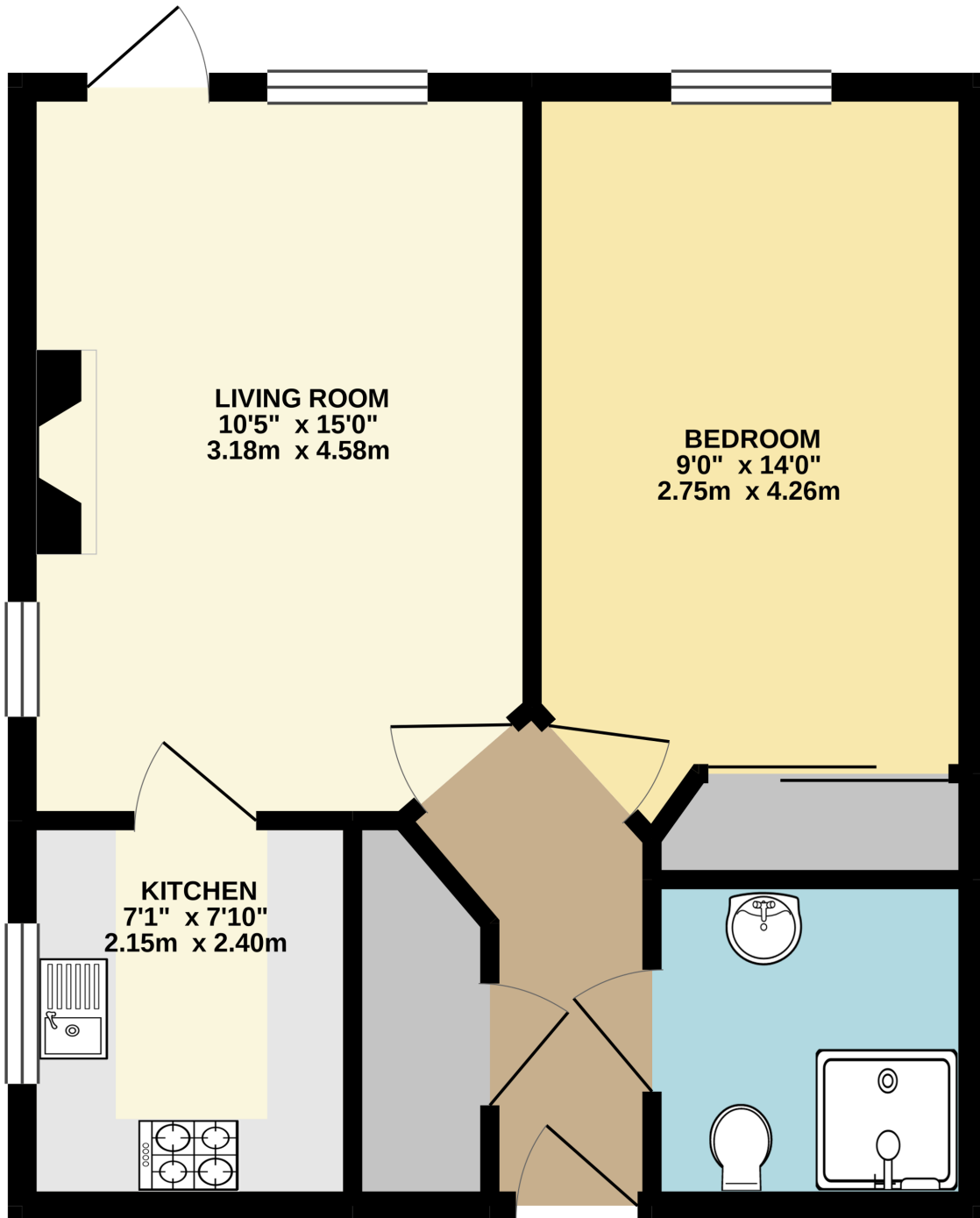
All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 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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