



ESTATE AGENTS

**14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk**

**Apartment 16,
Nightingale Lodge,
Pershore,
Worcestershire.
WR10 1HZ**

For Sale

Price £249,500



CHURCHILL RETIREMENT LIVING HAVE CREATED NIGHTINGALE LODGE WHICH IS SITUATED NEAR TO THE DOCTOR'S SURGERY AND WITHIN WALKING DISTANCE OF PERSHORE TOWN'S AMENITIES. WE ARE PLEASED TO OFFER NUMBER SIXTEEN BEING A ONE BEDROOM , FIRST FLOOR APARTMENT OVERLOOKING THE COMMUNAL GARDENS AND BEYOND TO PERSHORE CRICKET GROUND. THESE DESIRABLE APARTMENTS ARE POPULAR FOR THE OVER 60s WISHING TO MOVE INTO TOWN AT A REALISTIC PRICE.

EPC:B(85)

COUNCIL BAND :C

Residential Sales Particulars

Apartment 16, Nightingale Lodge, Defford Road, Pershore, South Worcs. WR10 2HZ

Situation

Apartment number 16 is set on the first floor within this development of 23 one and two bedroom apartments. Set in a convenient location providing resident parking and communal garden overlooking the cricket ground. These luxury apartments have air source central heating, double glazed windows and integral fitted kitchen with appliances. The apartments are well appointed and have pleasant outlooks. There is intercom communication and a communal lift to the first and second floors. The reception area is a large, homely lounge created for recreational purposes with self-service kitchen, soft chairs and tables. There is a day manager who looks after the running of the property and there is a management service cost of £2,352.42 half yearly, and a half yearly ground rent charge of £407.39 (fixed until May 2031).

The **management services** include heating, hot and cold water cost and also 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 northeast, 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

Electrically operated entrance into the building with individual key fobs as access or intercom press button flat number connection.

Resident's lounge and inner hall with lift and pedestrian stairway to first floor.

First Floor Entrance with security lock into



Hallway being carpeted, having dado rail and pendant lights. Thermostatic control for room temperature, Caretech speaker alarm (for emergency), coved ceiling, door chime and smoke alarm. Useful walk-in storage cupboard with slatted shelving and electric meter point. Consumer unit and multi socket power points. There is automatic light and an electric towel rail switch. Useful storage area.

Lounge/Dining Room measuring approximately 17'7" x 10'4" (5.36m x 3.15m) with window and opening panel glazed door with metal balcony rail overlooking the garden and views to the Abbey, tennis courts and cricket ground. Coved ceiling, light points, Openreach BT and care line socket, multi socket power points, electric fire point and alarm sensor. TV aerial point and radio point. Panelled radiator with individual thermostatic control and panelled glazed door into



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Kitchen measuring approximately 6'7" x 9'2" (2.01m x 2.79m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Base level fridge, ceramic electric hob, integral washing machine, freezer, oven and grill with storage cupboards over and under. Wall mounted storage cupboards, stainless steel extractor hood with light point. Extractor vent, double glazed window and ceramic tiled surrounds. Fan booster switch and wall mounted Dimplex fan heater, ample multi socket power points. Single drainer stainless steel sink unit with mixer tap.



Bedroom measuring approximately 12'8" x 9'7" (3.86m x 2.92m) with panelled radiator with individual thermostatic control, multi socket power points, pendant light and coving. Opening window overlooking the gardens with views to the cricket pitch etc. BT point, built-in mirror fronted wardrobe cupboards with rails and shelf, TV aerial point.



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Bathroom comprising concealed unit low flush WC, vanity unit hand wash basin with storage cupboard under. Bathroom cabinet with mirror, wall cupboard, shaver point and light. Upright chrome radiator/towel rail and cubicle shower with sliding doors. Plumbed in shower with manual temperature control, shower head on wall bracket. Ceramic tiled surrounds, extractor fan and ceiling light point.



View from the Apartment



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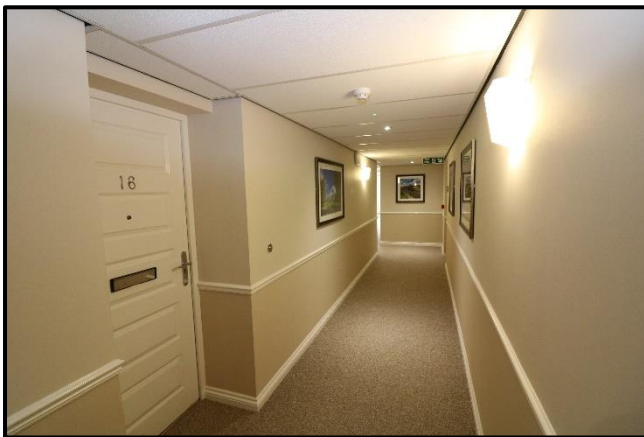
Communal Areas



Residents Lounge



Gardens



Hallway to Apartment



Lift

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

Local Authority:

Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax:

Band C

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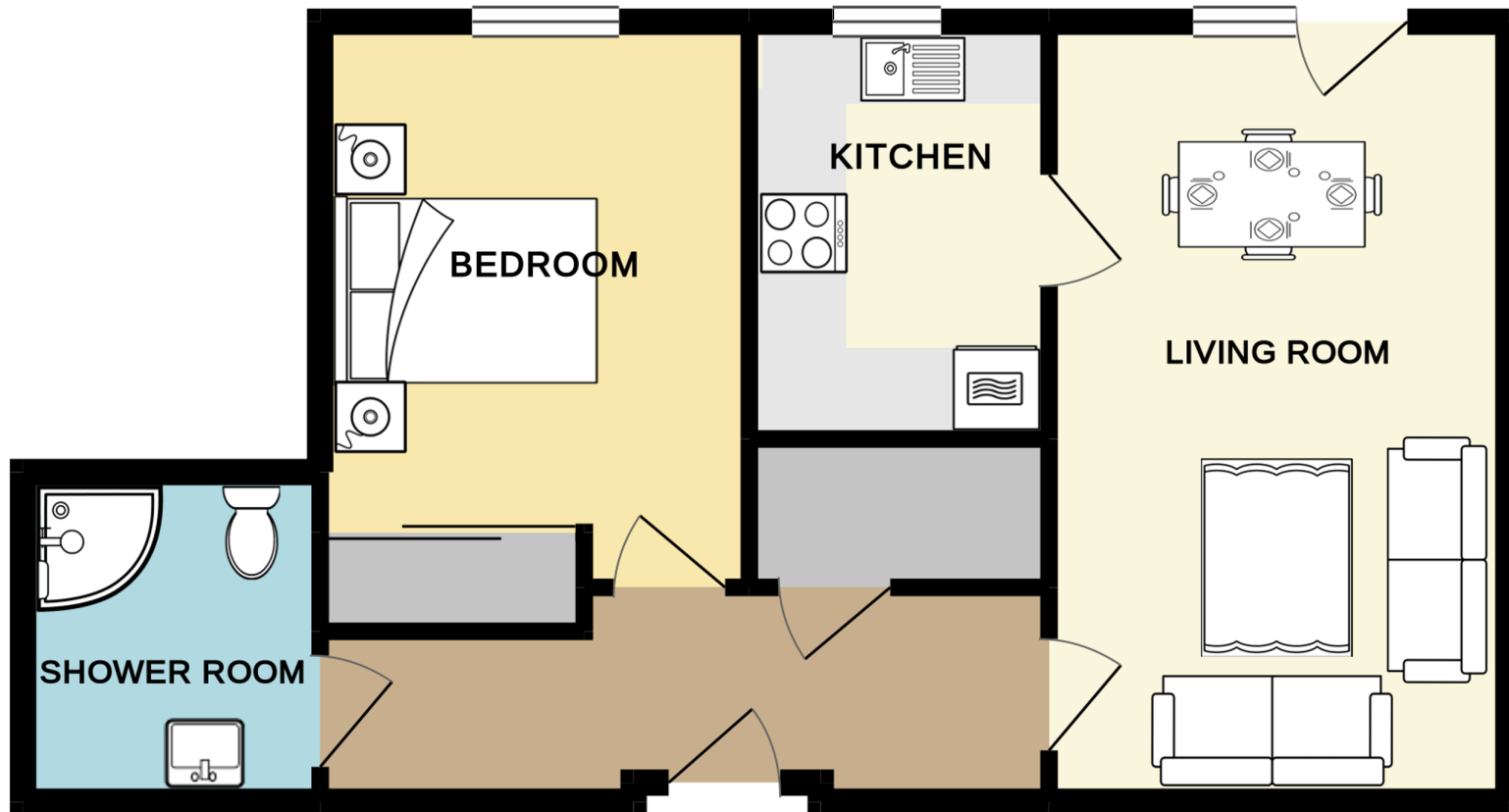
Viewing

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.



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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