



ESTATE AGENTS

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**3 Old Market Court,
Head Street,
Pershore,
Worcestershire
WR10 1DN**

For Sale

Price £142,950



**A WELL POSITIONED GROUND FLOOR TWO BEDROOM FLAT
SITUATED WITHIN THE TOWN WITH ALLOCATED PARKING,
COMMUNAL GARDENS, LONG LEASE AND GAS CENTRAL
HEATING.**

**Entrance Hallway, Lounge/Dining Room, Airing Cupboard, Fitted
Kitchen, Two Bedrooms, Bathroom, Convenient Location.**

Council Tax Band: B

EPC: D (59)

Residential Sales Particulars

3, Old Market Court, Head Street, Pershore, Worcestershire WR10 1DN

Situation

Old Market Court, is accessed off Head Street being a popular residential development of similar flats set within this quiet location and being within walking distance of Pershore Town's facilities. These properties were built in 1997 and given a 999-year lease, which leaves ample remaining. There is no ground rent to pay and a management fee of £200 per quarter to cover the costs of the shared areas and the communal gardens, the window cleaning and the insurance of the building. Purchasers will automatically become the freehold owners and part of the committee that oversees the development.

There is allocated parking for one vehicle and an area designated for visitors, there are double glazed windows to the flat and fitted carpets where applicable. Within the communal gardens there is clothes drying facility and the convenience of the development to Pershore Town and all the facilities is excellent.

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.

Viewing

BY APPOINTMENT ONLY

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.

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Property Comprises

Communal Ground Floor Hallway

Entrance being a requirement fire door with closure and security lock and chain into

Hallway with wall mounted Honeywell thermostatic control, coat hooks on rail, fitted carpet, door chime, panelled radiator, smoke alarm and pendant light.

Doors off to



Kitchen measuring approximately 9'2" x 6'1" with front elevation double glazed window with roller blind and nets. Fitted kitchen units with work top surfaces, drawers and storage cupboards under. Ceramic tiled surrounds. Ample multi socket power points. Plumbing for automatic washing machine, ceramic hob with extractor filter hood over and oven with grill under. Base level storage cupboards. Space for upright fridge / freezer, wall mounted storage cupboards. Panelled radiator and tube ceiling light. Ceramic tiled floor covering.



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Lounge / Dining Room measuring overall approximately 16'4" x 9'2" with front elevation double glazed window with curtains and nets. Fitted carpet, chimney breast with gas fire inserted, having back boiler providing hot water and central heating. Air vents, BT point, power points and pendant light. Coved ceiling. TV aerial point, CO2 meter.



In the hallway, there is airing cupboard housing hot water tank, slates shelving and 24-hour time control.

Bathroom comprising panelled bath with tiled surround, extractor fan and shower attachment. Mirror fronted cabinet. Pedestal hand wash basin with tiled splash back, wall mirror and shaver point, ceiling light. 2 x towel rail, low flush WC and metal shelf, panelled radiator, and pull cord light switch.



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Bedroom One measuring approximately 13'1" x 9'2" with rear elevation double glazed window with curtains and nets, panelled radiator, fitted carpet and pendant light, power points.



Bedroom Two measuring approximately 9'8" x 8'1" with rear elevation double glazed window with curtains and nets, panelled radiator, light and power points.



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Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

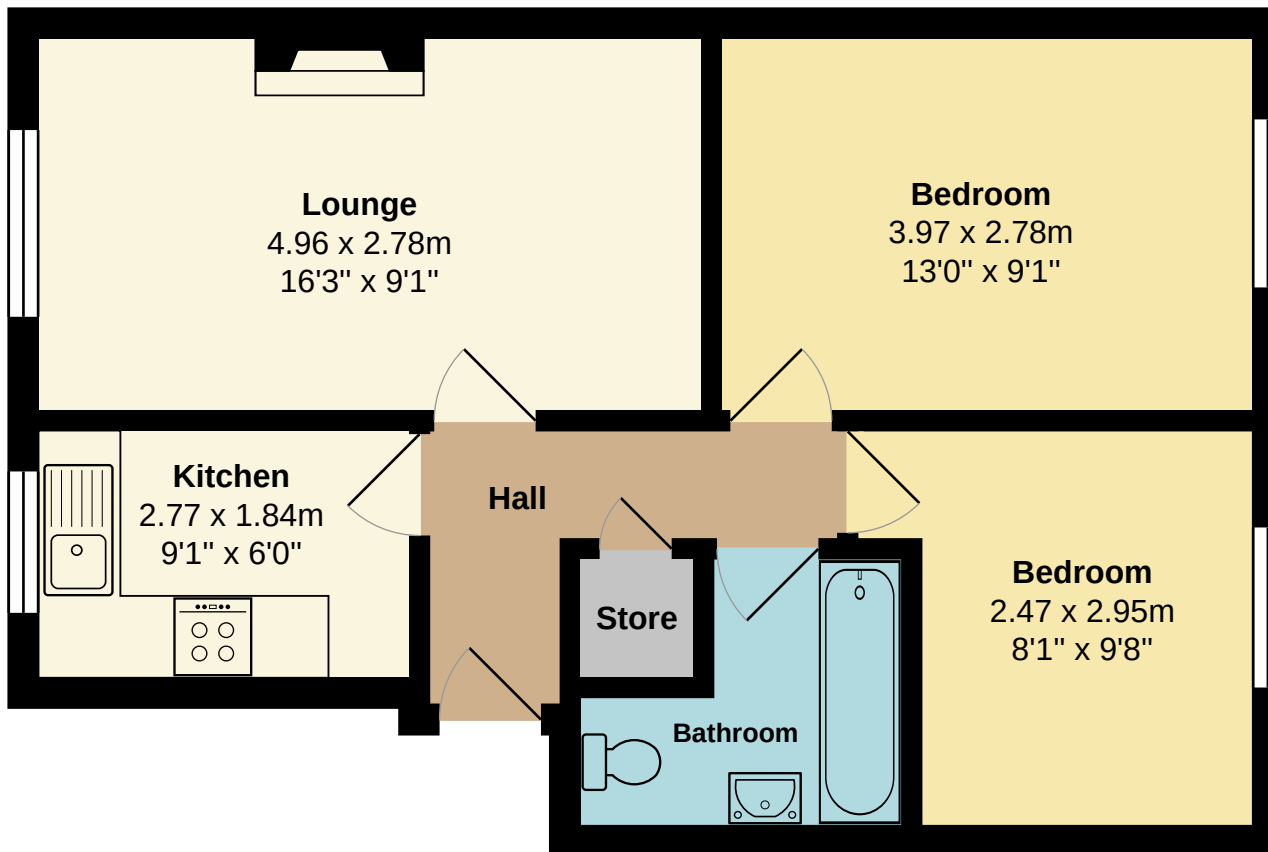
Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is Leasehold

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

Council Tax: Band B





Total Area: 49.3 m² ... 530 ft²

All measurements are approximate and for display purposes only