

14 & 16 Broad Street,
Persore, Worcestershire
WR10 1AY



ESTATE AGENTS

Telephone: 01386 555368

12 Ganderton Court,
Persore,
Worcestershire,
WR10 1AW

For Sale

Price £135,000



**CONVENIENTLY SITUATED WITHIN THE TOWN A TWO
BEDROOM GROUND FLOOR RETIREMENT HOME FOR THE OVER
55s WITHIN WALKING DISTANCE OF THE TOWN CENTER .**

Communal Entrance Hallway, Secure Front Door, Inner Hall, Useful Storage
Cupboard, Lounge/Dining Room, Fitted Kitchen, Airing Cupboard, Two Bed-
rooms, Bathroom, Electric Heating, Communal Gardens, Off Road Parking.

Council Tax C

EPC:E

Residential Sales Particulars

12, Ganderton Court, Pershore WR10 1AW

Situation

Ganderton Court is a retirement development of two bedroom flats for the over 55s situated in the middle of the town, giving easy access to all amenities, including the Library, the Doctor's Surgery, High Street shopping and central bus stops, where there are regular services. These popular apartments offer secure living with personal alarm communications, together with communal meeting place to make friends with the residents of this complex.

There is unallocated parking facilities to the front of the building and there is a house manager who looks after the day to day running of the complex.

The apartments have electric heating and a fitted kitchen with useful storage, there are communal gardens and internal laundrette which can be used.

There is intercom facility to the entrance door.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together and 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. 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.

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 five 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 superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre

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

From the car parking facility, passing the central communal garden, Number 12 is situated on the ground floor, on the southerly side of this development, with secure access door into a communal hallway.

Entrance with spy hall and security lock into

Inner Hallway with emergency pull cord communication system, ceiling light, consumer unit, useful store cupboard with slatted shelving and night storage heater.



Lounge / Dining Room measuring approximately 15'6" x 10'4" (4.75m x 3.16m) with electric heater, south elevation double glazed window with venetian blinds and curtains. Ornamental fire place. Multi socket power points, TV aerial point, Open Reach main BT socket, emergency pull cord switch and centre light point.



Door into

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Kitchen measuring approximately 10'5" x 6'2" (3.20m x 1.88m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Wall mounted storage cupboards, ceramic tiled surrounds and laminated single drainer sink unit with mixer tap. Double glazed window with venetian blind, space for electric cooker and storage for upright fridge / freezer. Space for automatic washing machine, emergency pull cord switch, ample power points and ceiling light, ceramic floor covering.



Off the hallway there is

Airing Cupboard with pressurised hot water system (electric), further storage cupboard.

Bedroom One measuring approximately 12'9" x 8'4" (3.93m x 2.56m) with southerly aspect double glazed window with venetian blind, roller blind and net curtain. Ample power points, emergency pull cord and ceiling light point.



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Bedroom Two/ Study/Craft Room measuring approximately 11'6" x 5'9" (3.53m x 1.79m) maximum with wall mounted electric heater, BT extension point and southerly aspect double glazed window with venetian blind, roller blind and net curtains. Ceiling light, power points and emergency pull cord.



Bathroom comprising pedestal hand wash basin, corner shower with sliding glazed doors, electric Mira shower and extractor fan. Low flush WC, wall mounted chrome towel rail / radiator, towel rack, hanging rails, emergency pull cord.



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- Services:** Mains water, electricity and drainage are connected to the apartment.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property. Telephones and extension points are subject to BT transfer regulations.
- Tenure:** Leasehold. The Lease was granted 15/01/1998 and is for a period of 99 years, therefore 62 years remaining
- Service Charge:** There is a charge of approx. £287.30 per calendar month and this includes maintenance to communal grounds, maintenance of equipment, ie. The lift and emergency alarm, etc., communal area costs, ie. Lighting and heating plus cleaning, the scheme manager costs, communal furniture ie. Carpets and laundry equipment, insurance of the building not personal possessions and administration.
- Local Authority:** Wychavon District Council
The Civic Centre
Queen Elizabeth Drive,
Pershore
WR10 1PT
Tel: 01386 565000
- Council Tax:** Band C

