



20 Rushers Close

Pershore, WR10 1HF

**Price £135,000**



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CHRISTIAN  
LEWIS  
PROPERTY

# 20 Rushers Close

Pershore, WR10 1HF

\*AVAILABLE NOW - CHAIN FREE\*

Nestled in the charming area of Rushers Close, Pershore, this delightful two-bedroom, end terrace bungalow offers a perfect blend of comfort and convenience and is available to over 60's. Built in the 1990s, this property boasts a well-proportioned living room that provides an inviting space for relaxation and entertaining, fitted kitchen with spaces for white goods, 2 double bedrooms and a practical shower room.

One of the standout aspects of this property is its 70/30 ownership with Anchor Holdings, making it an attractive option for those looking to invest in a shared ownership arrangement. A monthly management charge is payable which acts as a contribution towards the communal gardens, building insurance, boiler servicing/repairs, laundry room with washing & drying machines, window cleaning, external property maintenance and onsite part time estate manager. Additionally, to add peace of mind, the property is equipped with a monitored pull cord alarm system.

Externally, the property boasts established communal gardens, to be enjoyed by all. In addition, there is a handy garden shed for storage.





#### Important Additional Information

**Tenure:** We understand that the property for sale is Leasehold - there is 72 years left on the lease

**Local Authority:** Wychavon District Council

**Council Tax Band:** We understand that the Council Tax Band for the property is Band C

**EPC Rating C**

#### DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

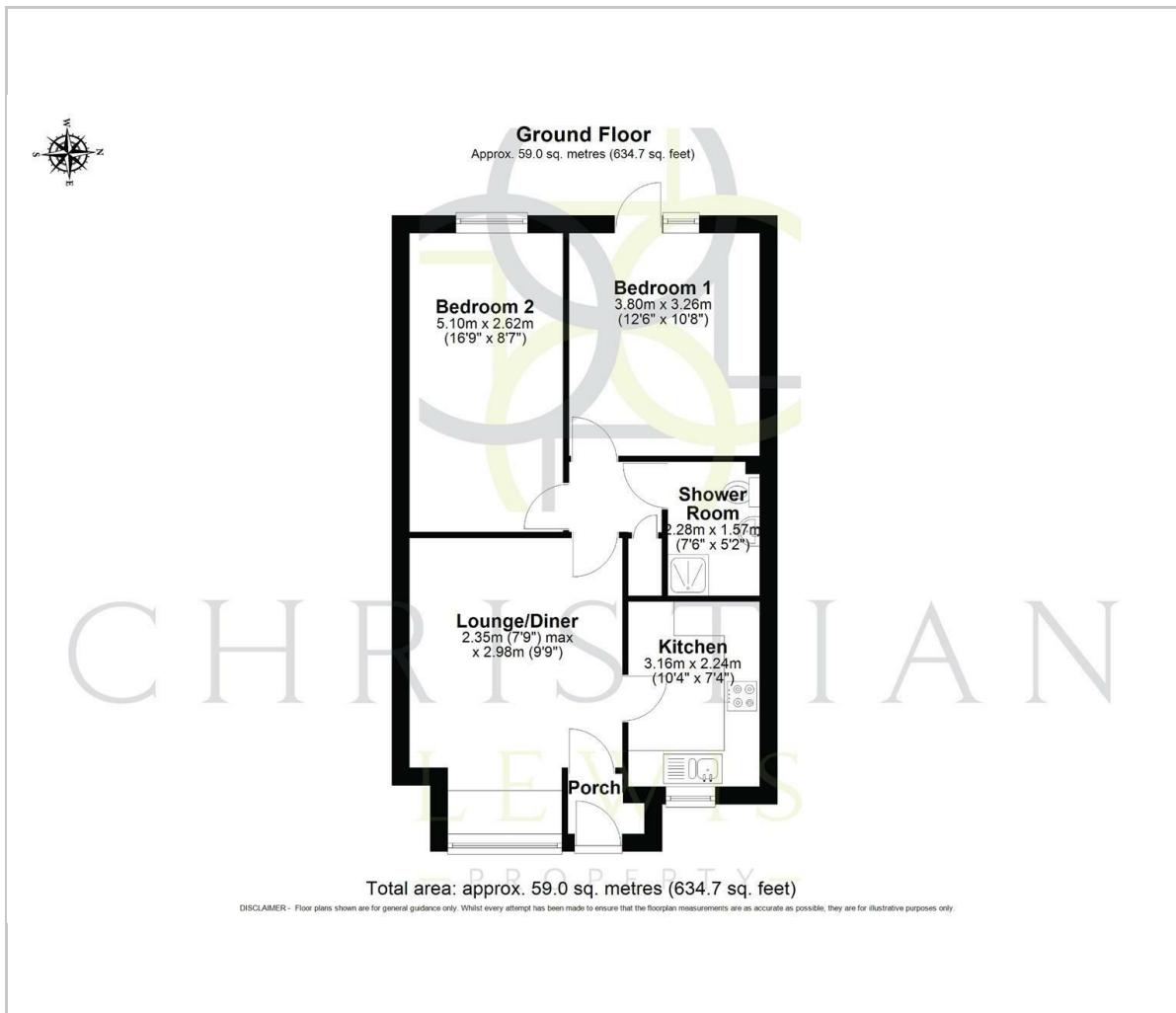
#### Ownership

This property is offered on a 70% basis, the other 30% is retained by Anchor Housing. The property is to be resold at 70% of the full market value and no rent is payable on the additional.

The property is offered leasehold with 72 years left on the lease, extensions can be applied for - please speak with your solicitor about this. Purchasers will be invited to meet with Anchor upon acceptance of offer.

When you come to resell, sellers pay 1% per year of the purchase price which goes into a reserve fund to cover large expenses.

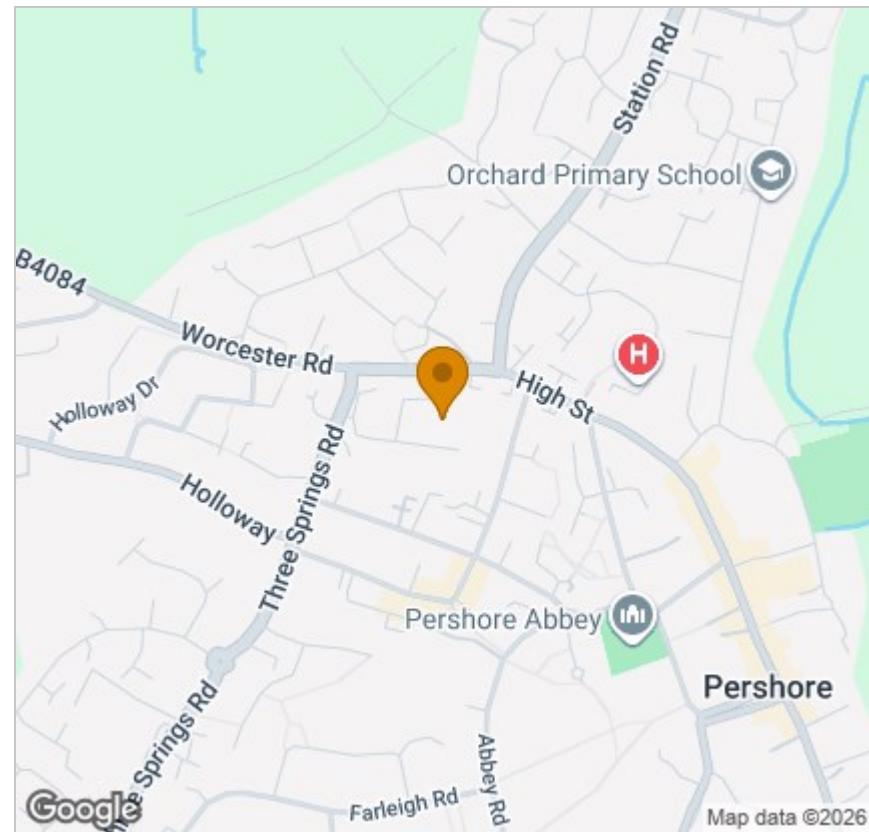
## Floor Plan



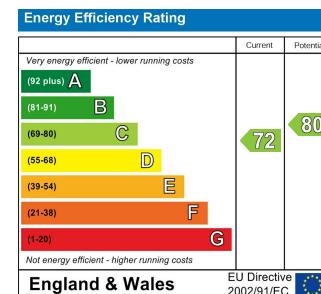
## Viewing

Please contact our Pershore Sales Office on 01386 555368  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.