



**Avon Mill Place, Pershore, WR10 1AZ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

**\*\*NO ONWARD CHAIN\*\*** - This two-bedroom, first floor, coach house apartment, offering well presented & well proportioned accommodation situated in this popular development on the edge of Pershore enjoying views to the River Avon & Bredon Hill, the location provides easy access to the town centre, national road and rail networks.

The accommodation in brief comprises:

Communal Entrance  
Own Reception Hall  
Large Lounge with Dining Space  
Kitchen  
Two Bedrooms - Main with En-Suite  
Bathroom

Outside you have a patioed garden for sole use which can be accessed from the property via stairs, and there are communal gardens/grounds, allocated parking space & Single Garage.

Services: Mains electricity, gas, water & drainage are connected. Central heating and double glazing is installed.

Leasehold: We are advised by the seller that the property is Leasehold with approximately 976 years remaining and that there is a service/maintenance charge of £3453.78 per annum (2025) which covers the building insurance, fire, electricity, health and safety, cleaning, general reserve funds and maintenance of communal grounds and this has a share of the freehold. Management Company - Johnsons Property Consultants.







## Key Features

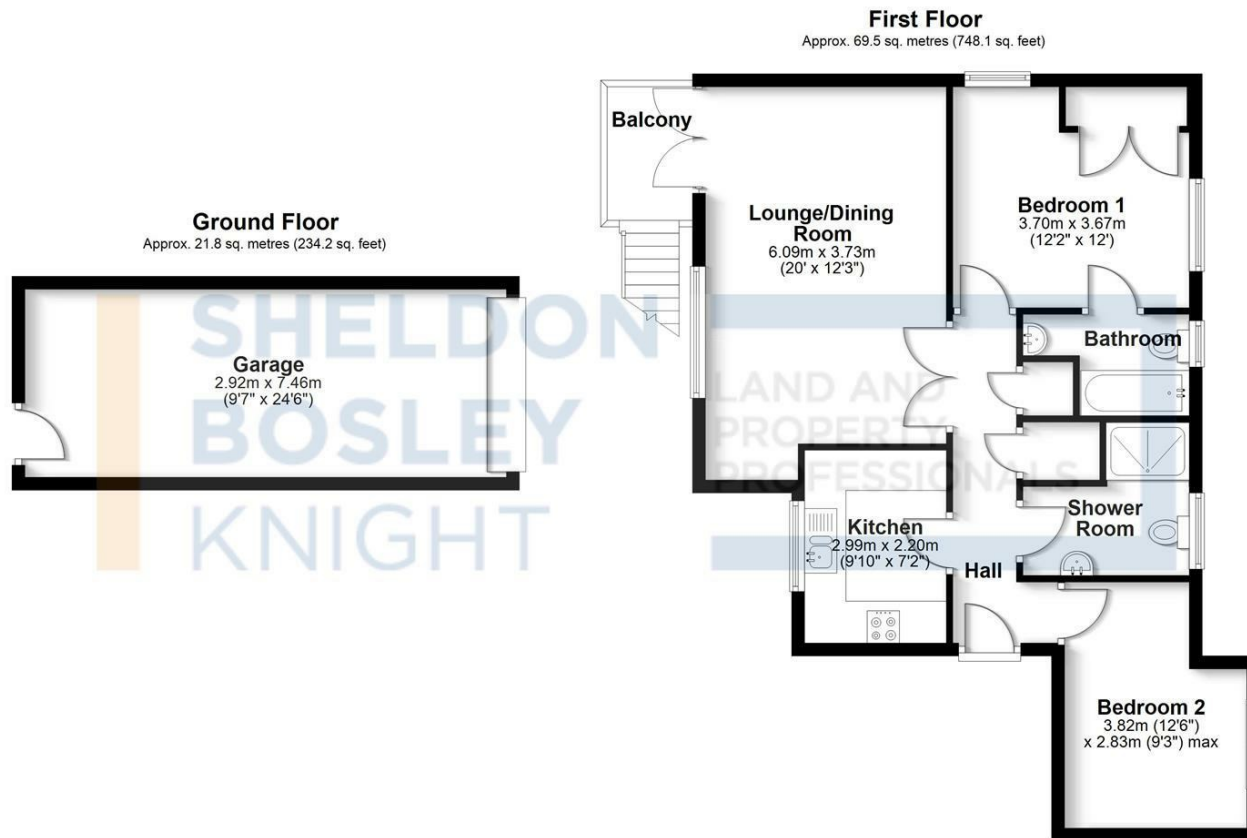
- NO ONWARD CHAIN
- Sought After Riverside Apartment
- Living Room with Dining Area
- Fitted Kitchen with Integral Appliances
- Shower Room
- En-suite to Master Bedroom
- Garage
- VIEWING HIGHLY RECOMMENDED

**Offers In Excess Of  
£225,000**



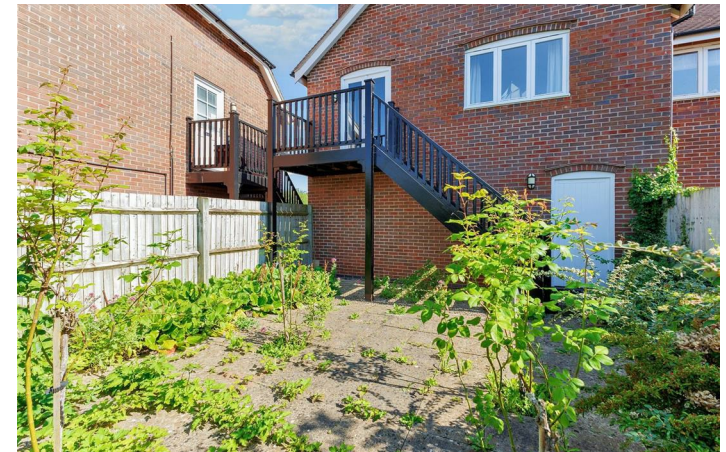






Total area: approx. 91.3 sq. metres (982.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - C

Tenure - Leasehold

Council Tax Band - C

Local Authority  
Wychavon District Council





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS