



Nightingale Lodge Persnore

Asking Price: £300,000

- A spacious two double bedroom ground floor apartment
- Churchill retirement living complex for the over 60s with onsite manager
- Communal lounge, landscaped gardens, parking and guest suits available for visitors
- NO ONWARD CHAIN
- Within the apartment itself: Lounge; kitchen; two double bedrooms and shower room
- Lounge with door to the well-established gardens and views to the cricket pitch
- Substantial storage cupboards
- Well-presented and neutrally decorated throughout
- Walking distance of the town centre and bus stop opposite

**Nigel Poole
& Partners**

Nightingale Lodge

Pershore

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****RARE OPPORTUNITY TO PURCHASE AN OVER 60'S GROUND FLOOR RETIREMENT APARTMENT BUILT IN 2017**** Two-bedroom ground floor retirement apartment with access to the garden from the lounge and views to the cricket pitch. Communal facilities include a sitting room, kitchen and gardens. Weekly functions available with all residents including coffee mornings, fish and chips suppers and more. The apartment comprises; entrance hall with substantial storage cupboards, lounge, kitchen, two double bedrooms and shower room. There are well established communal gardens and parking for residents and guest suite for visitors. Within walking distance to Pershore town centre steeped in history with an array of independent retailers, restaurants, leisure facilities, schooling, medical facilities, Pershore Abbey and park. There is a doctor's surgery next door, and a bus stop directly outside with links to Worcester, Evesham and beyond.

Entrance

Entrance to Nightingale Lodge into the communal area, with seating and kitchen area for hot beverages. Access to all the apartments; stairs rising to the first floor and lift.

Entrance Hallway 17' 9" x 5' 9" (5.41m x 1.75m)

Doors to the lounge; bedrooms; shower room and storage cupboards. Pendant light fitting; coving to the ceiling; dado rail; radiator.

Lounge 17' 2" x 15' 9" (5.23m x 4.80m) Max

Double glazed windows to the rear aspect overlooking the garden and double glazed door into the garden. Pendant light fitting; coving to the ceiling; radiator.



Kitchen 9' 0" x 6' 8" (2.74m x 2.03m)

Double glazed window to the side aspect. A range of wall and base units surmounted by worktop and under counter down lights; stainless steel sink and drainer with mixer tap; tiled splashback. Integrated 'Zanussi' electric hob and extractor over; eye-level 'Zanussi' electric oven; under counter fridge, freezer and washing machine. Down lights; extractor.

Bedroom One 15' 8" x 9' 3" (4.77m x 2.82m)

Double glazed window to the rear aspect overlooking the garden. Built in wardrobes with mirrored sliding doors; pendant light fitting; coving to the ceiling; radiator.



Bedroom Two 14' 0" x 9' 2" (4.26m x 2.79m)

Double glazed window to the rear aspect overlooking the garden. Pendant light fitting; coving to the ceiling; radiator.

Shower Room 6' 8" x 5' 5" (2.03m x 1.65m)

Vanity hand wash basin with mixer tap, matching wall mounted cupboard with mirror and down lights; mains fed mixer shower cubicle with glass screens and sliding doors; low level w.c. Pendant light fitting; extractor fan; central heated towel rail.

Storage

Storage One: 7' 6" x 3' 1" (2.28m x 0.94m) with automatic light; sheving and hanging rail.

Storage Two: 4' 6" x 3' 1" (1.37m x 0.94m) with automatic light.

Storage Three: 5' 3" x 1' 4" (1.60m x 0.41m) with automatic light and shelf.

Garden

Well stocked communal garden with wooden gazebo seating area.

Additional Information

An over 60's retirement development which provides off road parking for residents, communal gardens and a sitting room with a kitchen for regular functions. Pets allowed. A guest suite is available for visitors up to seven days at a price of approx. £15 per night (approx. £20 for an extra occupant). Residents and a guest are also allowed to stay at other Churchill Retirement Living developments (approx. £15/£20 per night subject to availability). An outside covered lobby with electric points for the use of resident's mobility scooters. Abbotswood surgery next door. Service Charge

Service charge of approx. £3,382.50 (6 monthly charge) which includes insurance, cleaning and electricity in communal areas, gardening services, care line, a lodge manager five mornings a week, weekly functions, heating, hot water & water rates.

Ground rent approx. £442.82 (6 monthly charge).

Tenure: Leasehold

Council Tax Band: D

Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 1HZ

Pershore

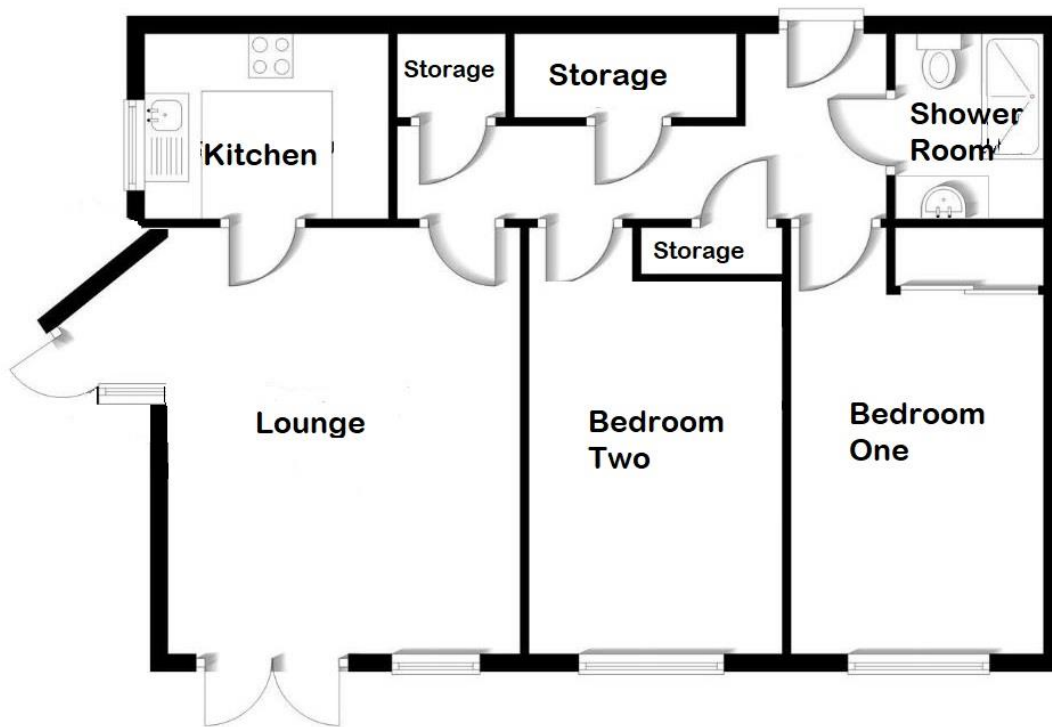
Pershore is renowned for its outstanding Georgian buildings and the beautiful Pershore Abbey and Abbey park. The towns tranquillity is helped by being surrounded by beautiful countryside and picturesque villages – including the wonderful Avon Meadow Community Wetlands – and is a haven for cyclists and ramblers. Pershore is a town renowned for its independent shops which offer the discerning shopper an extensive range of purchases. There are also many specialist shops, welcoming pubs and restaurants, along with the monthly 'Broad Street market.' During August visitors will be able to purchase the town's most famous fruit – the Pershore plum – that is also celebrated during a month-long award-winning festival.





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