



### 3 Old Market Court

Pershore, WR10 1DN

**Guide price £130,000**



CHRISTIAN  
LEWIS  
— PROPERTY —

### 3 Old Market Court

, Pershore, WR10 1DN

**\*CHAIN FREE - CALLING ALL FIRST TIME BUYERS & INVESTORS!!\***

We are pleased to present this ground floor flat located at Old Market Court, Pershore. This delightful property, built in 1997, offers a comfortable living space of 520 square feet, making it an ideal choice for first-time buyers or investors.

The flat features a well-proportioned reception room with fireplace, two inviting bedrooms, olive coloured bathroom with full suite including shower over bath, and kitchen with space for white goods.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase process. Additionally, the flat is within walking distance to the vibrant town of Pershore, where you can enjoy a variety of shops, cafes, and local amenities.

The property benefits from a 999-year lease, which commenced in 1997, and importantly, there is no ground rent payable. A quarterly service charge of £200 is payable as a contribution towards buildings insurance, communal gardens and window cleaning.

An allocated parking space adds to the convenience of this flat, making it easy to come and go as you please, alongside a designated space for visitors.



## Important Information

Tenure: We understand that the property for sale is Leasehold (999 year lease from 1997)

Local Authority: Wychavon District Council

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

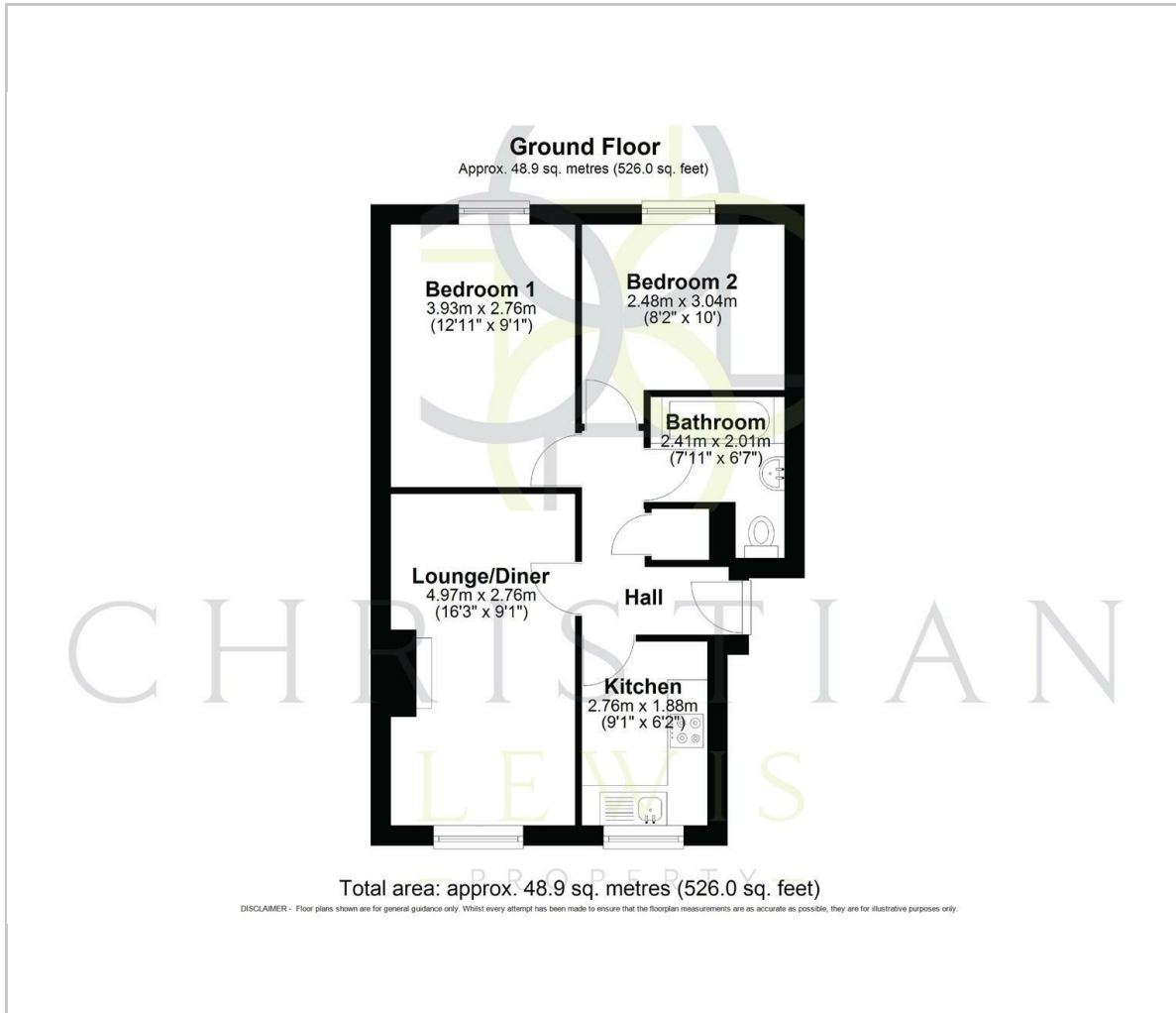
EPC Rating: D

Ground rent is charged at £200 per quarter.

## 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.

## Floor Plan



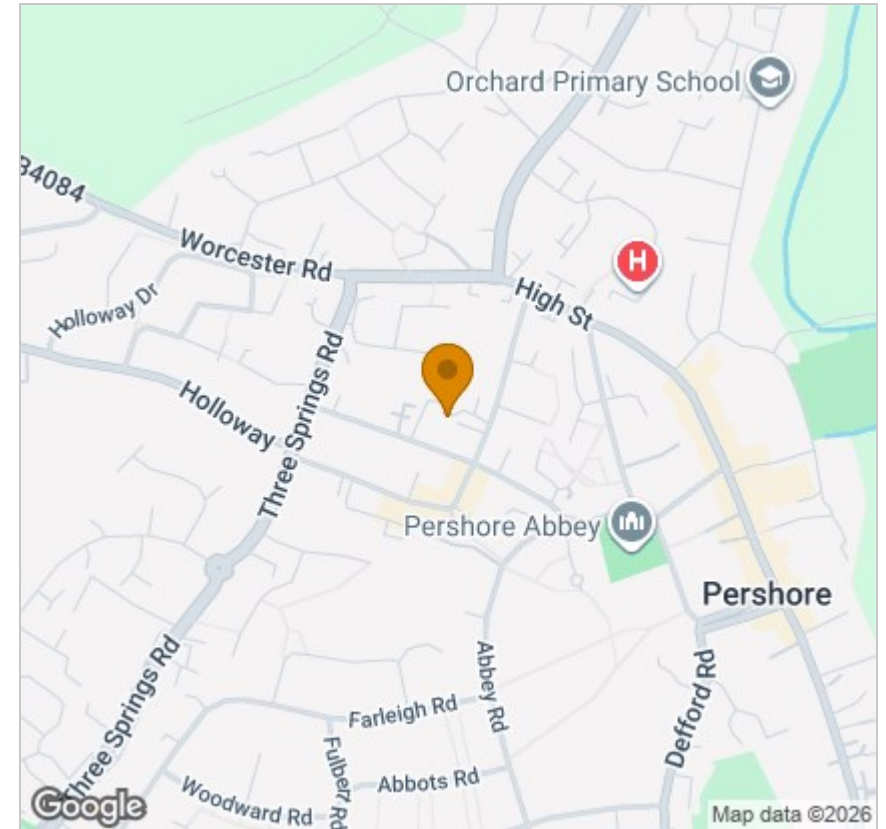
## Viewing

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

