



Rushers Close, Persnore

70% shared ownership £90,000

- Newly decorated and updated two bedroom retirement apartment
- Fitted kitchen with integrated appliances
- Lounge with views to Persnore Abbey and Bredon Hill
- 70% shared ownership with no rent payable on the remaining 30%
- Property will always to be sold on that basis in the future
- On site Estate Manager (available part time)
- Communal gardens, residents parking and on-site laundry room
- Town centre location with bus stop near by

**Nigel Poole
& Partners**

Rushers Close

Pershore

70% shared ownership £90,000

****TWO BEDROOM RETIREMENT APARTMENT**** £90,000 representing 70% of open market value. The property will always have to be sold on the same basis in the future. No rent is payable on the 30% share which is owned by Anchor Housing. A two bedroom retirement property for the over 60's. Entrance hallway with storage cupboards; kitchen with integrated 'Neff' appliances; lounge with feature fireplace; two good sized bedrooms and bathroom. Monitored alarm system (with pull cords in every room). Communal gardens. Residents Parking. On-site laundry room. Monthly service charge applies. On site Estate Manager (available part time). Offered for sale with no onward chain.

Front

Shared access with double glazed door to the inner porch with double glazed windows the side aspects; stairs rising to the first floor. Wooden and glazed door to the apartment.

Entrance Hallway

'L' shaped hallway; doors to the kitchen; lounge; bedrooms and shower room; two storage cupboards with shelving. Access to the loft. Pendant light fitting.

Kitchen 10' 4" x 6' 4" (3.15m x 1.93m)

Double glazed window to the front aspect. A range of wall and base units surmounted with worktop; stainless steel sink and drainer with mixer tap. Integrated electric oven and grill; electric hob and extractor over. Space for a fridge/ freezer. Wall mounted gas fired 'Worcester' combi- boiler. Part tiled walls; light fitting; wood effect flooring.



Lounge 17' 6" x 10' 5" (5.33m x 3.17m) Max

Double glazed window to the front aspect with views to Pershore Abbey and Bredon Hill. Pendant light fitting; radiator.

Bedroom One 13' 4" x 10' 4" (4.06m x 3.15m)

Double glazed window to the rear aspect. Built in wardrobes with hanging rail and shelving. Pendant light fitting; radiator.



Bedroom Two 9' 4" x 8' 7" (2.84m x 2.61m)

Double glazed window to the rear aspect; pendant light fitting; radiator.

Shower Room 6' 7" x 5' 0" (2.01m x 1.52m)

Walk in mains fed mixer shower seating and glass screen; vanity hand wash basin with mixer tap; low level w.c. Tiled walls; light fitting; extractor fan; central heated ladder rail.

Tenure: Leasehold

The following information should be verified by a purchaser's solicitor. It is understood: The property was built circa 1992. There is currently 63 years left on the lease. The property is sold at 70% of full market value with no rent payable on the remaining 30%. The property will always have to sold on this basis.

Council Tax Band: B

Monthly Service Charge

There is a monthly service charge of approximately £283.70 This covers maintenance of all communal areas including the gardens. Use of the laundry room (with washer and dryer). Window cleaning. Maintenance of external of property (i.e. windows/external doors/guttering etc). Servicing and any repairs to boiler. this is payable to Anchor Hanover Housing. This is due to increase in April 2026 to £295.04.

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 1HF

Additional Information

There are emergency pull cords which go to a central help/support centre. There is also an intercom in the inner hallway. There is a shared laundry room for all residents. This is also covered by the monthly service charge. Purchasers pay 1% per year of purchase price when they eventually sell. This goes into the reserve fund which is a fund to cover large future expenses.

Eligibility and Application Process

Purchasers must be over 60. Once an offer has been accepted the purchaser's contact information will be passed to Anchor Housing Association who will arrange a pre-sales meeting and provide formal consent to sell the property.



Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.

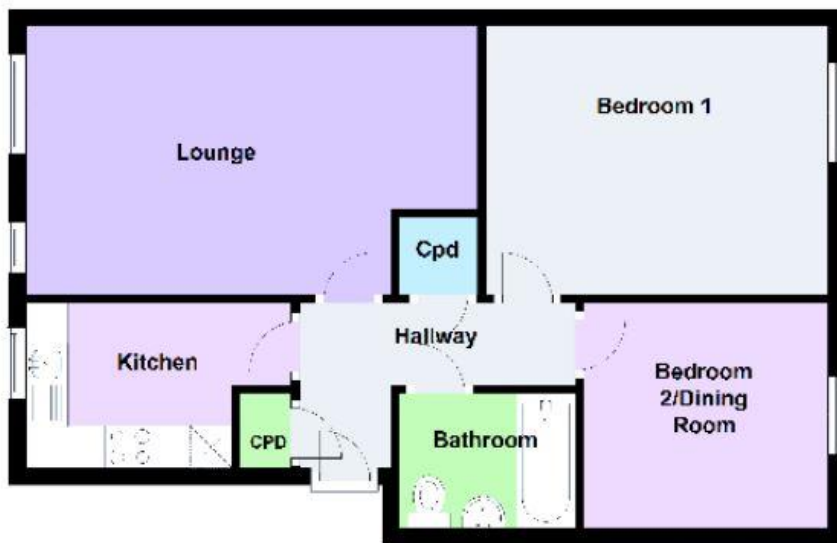
Disclaimer

All measurements are approximate and for general guidance only. Whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out due diligence before launching a property to the market and endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



First Floor

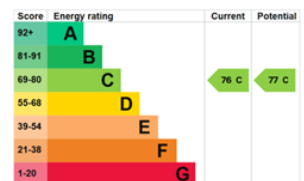
Approx. 53.0 sq. metres (560.5 sq. feet)



Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.

Plan produced using PlanUp.

2 Rushers Close, Pershore



MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330

