

Nightingale Lodge Defford Road, Pershore, WR10 1HZ

Offers in the region of £199,950

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CHRISTIAN LEWIS PROPERTY



Nightingale Lodge Defford Road

Pershore, WR10 1HZ

Offers in the region of £199,950

- Immaculately presented, move in ready
- Highly desirable location, within walking distance to Pershore Town
- Fully managed complex, with onsite manager
- Energy efficient property with heating/water included within the service charge
- Light, airy rooms all boasting neutral décor
- One bedroom, first floor, self contained apartment
- Beautifully established communal gardens
- Retirement village for the over 60's
- Leasehold with lease exceeding 100 years remaining
- Offered to the market chain free



Occupying a peaceful first floor position within the highly regarded Churchill Retirement Living development, this beautifully presented one bedroom apartment enjoys delightful views across the landscaped communal gardens, offering a tranquil setting just a short stroll from the heart of Pershore.

Designed for comfortable, independent living with a seamless community blend, the apartment is impeccably maintained and offers bright, spacious accommodation throughout.

The generous living room is filled with natural light and boasts French doors onto an elegant Juliet balcony, perfectly framing the attractive gardens beyond. Flowing seamlessly from the living space is the contemporary, high gloss, fitted kitchen is well appointed with a comprehensive range of integrated appliances, including a waist-height oven, electric hob with extractor, fridge, frost-free freezer and washer/dryer, combining practicality with sleek elegance.

The spacious double bedroom provides a peaceful retreat and benefits from a large built-in mirrored wardrobe, whilst still offering ample space for additional furniture. Completing the accommodation is a stylish shower room featuring a generous walk-in shower with handrail, vanity wash basin, WC and heated towel rail. A large walk-in storage cupboard in the hallway provides valuable additional storage.

Residents enjoy the reassurance of a Lodge Manager available five mornings a week, together with a 24-hour alarm system, creating a secure and supportive environment while maintaining complete independence. The welcoming Owners Lounge and adjoining kitchen provide the perfect setting for regular social gatherings and community events, while beautifully landscaped gardens offer peaceful outdoor spaces to relax and enjoy throughout the seasons.

A private residents car park is available, along with electric vehicle and mobility scooter charging facilities. Additionally a complimentary guest suite can be reserved for visiting friends and family.





Information about Nightingale Lodge

Constructed by Churchill Retirement Living on the former Pershore Cottage Hospital site in approximately 2017, the development occupies an enviable location just minutes from Pershore's charming Georgian town centre, with its independent shops, cafés, supermarkets and leisure facilities. The picturesque River Avon, excellent transport connections including Pershore and Worcestershire Parkway stations, and easy access to the M5 make this an ideal location from which to enjoy both the town and the wider Worcestershire countryside.

The comprehensive service charge offers exceptional peace of mind, incorporating building insurance, central heating and hot water, Careline, water rates, window cleaning, lift servicing, communal cleaning and lighting, building maintenance and beautifully maintained gardens, allowing residents to enjoy a truly carefree lifestyle.

Important Information

Tenure: We understand that the property for sale is Leasehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band C
EPC Rating B

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.

AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



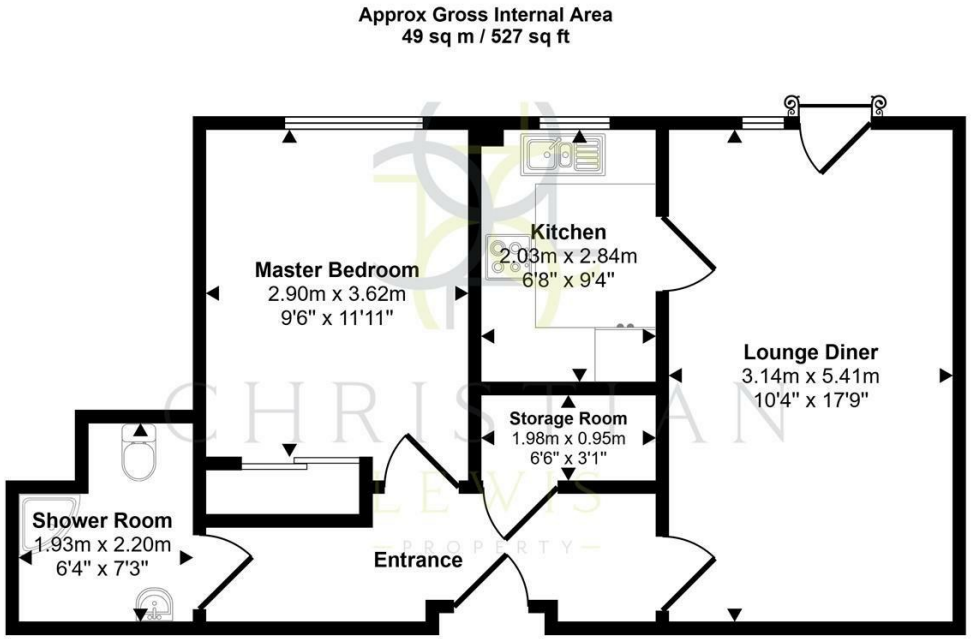








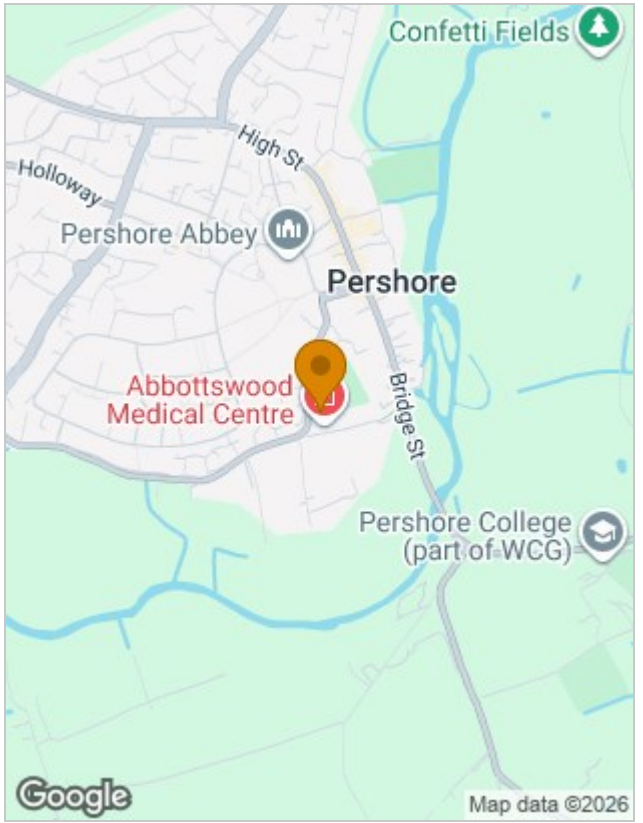
Floor Plans



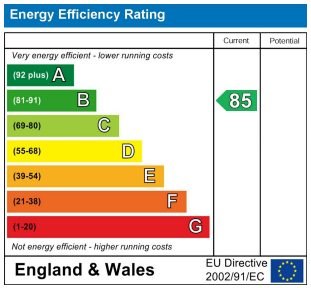
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Location Map



Energy Performance Graph



Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

14 Broad Street, Pershore, Worcestershire, WR10 1AY
Tel: 01386 555368 Email: pershore@christianlewisproperty.co.uk www.christianlewisproperty.co.uk