



25 Ganderton Court, Pershore, WR10 1AW

Guide price £135,000





25 Ganderton Court

Pershore, WR10 1AW

- Retirement Apartment Suitable For Over 55's
- First Floor Apartment
- Modern Décor Throughout - Move In Ready
- Central Location - Within The Heart Of Pershore Town
- Residents Car Park With Visitor Spaces
- Beautifully Presented Throughout
- Two Bedrooms - One Double & One Single With Wooden Flooring
- Generous Size Living Room With Electric Fire & Wooden Floating Shelf
- Wonderful Communal Gardens To Be Enjoyed
- On Site Manager, Lovely Community, Pull Cord Alarm System

Welcome to Ganderton Court, a centrally positioned, two bedroom apartment designed for those aged 55 and over.

Set within the heart of Pershore, a traditional Georgian Town, this property offers comfortable living with longevity in mind combined with ease of access to shops, cafes, local GP, Dentist and Opticians making it the ideal spot to be. Offered to the market chain free, it truly must be seen to be appreciated.

Ganderton Court has so much to offer, whether you are looking to live independently, or have the blend of community spirit this self contained apartment offers both.

The accommodation comprises of, entrance into hallway with a handy storage cupboard, complimented by an airing cupboard. Hallway flowing through the well designed accommodation, with two bedrooms - one is a generous double, and one single making the ideal guest space, hobby room or office.

Through to the welcoming living room, which has a double glazed window, and arch through to the fitted kitchen. The kitchen has a variety of wall and floor units with spaces for freestanding white goods.

To complete the internal accommodation is a well designed shower room, with shower, wc and basin.

Externally, there are communal gardens to be enjoyed at your leisure, a communal car park for residents and pedestrian access into the town.

For complete piece of mind, there is an onsite warden manager, pull cord alarm system, passenger lift and intercom door entry.

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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 E

There is a monthly service charge of £253.78 per month to cover the cost of communal garden upkeep, communal area upkeep, communal area costs, scheme manager, insurance of the building, window cleaning. There is no ground rent payable.

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.

Pershore

With its attractive historic buildings, independent shops, cafés and friendly atmosphere, Pershore is a place where you can take life at your own pace. Whether it is meeting friends for coffee, browsing the local shops, enjoying lunch in one of the town's cafés or simply taking a leisurely stroll, there is always something to make the day feel special.

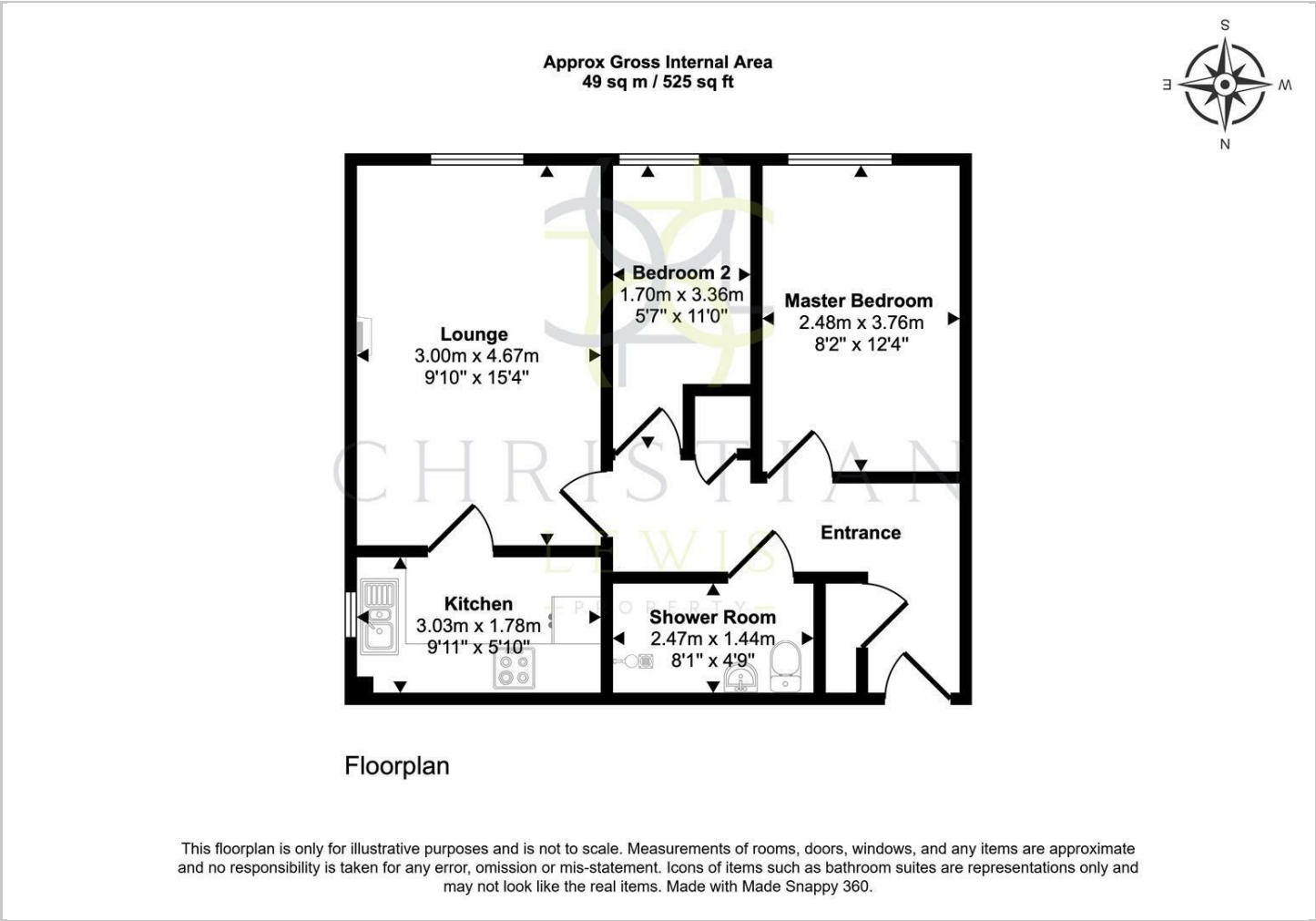
The magnificent Pershore Abbey provides a beautiful and historic focal point to the town, while the River Avon and surrounding countryside offer wonderful opportunities to enjoy the outdoors. There are plenty of peaceful walks, scenic views and places to sit







Floor Plans



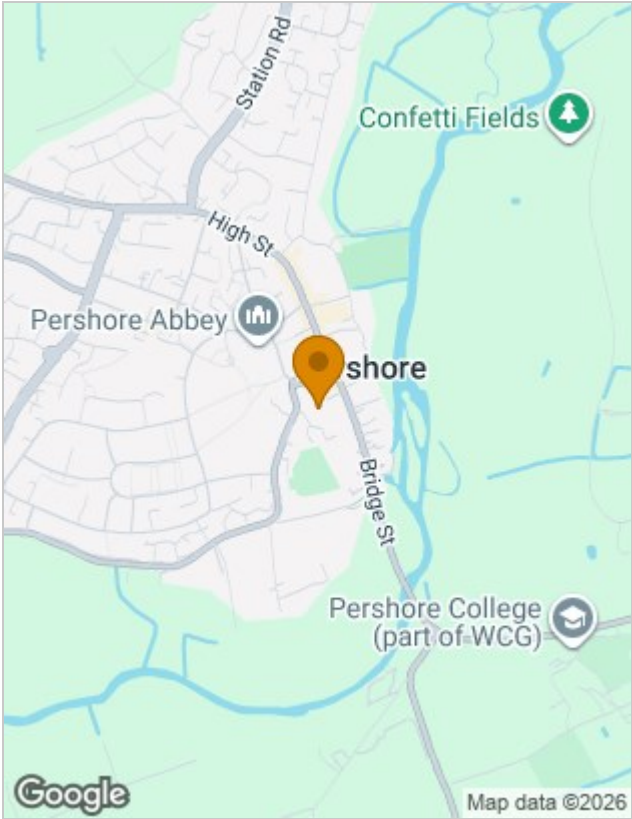
Viewing

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.

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Location Map



Energy Performance Graph

