



## 7 Old Market Court

, Pershore, WR10 1DN

Guide price £135,000



CHRISTIAN  
LEWIS  
—PROPERTY—

# 7 Old Market Court, Pershore, WR10 1DN

AVAILABLE NOW - CHAIN FREE!

A fabulous, centrally located 2 bedroom ground floor flat located within the heart of Pershore Town Centre. With a 999 year lease from 1997, this property is ready to be turned into your dream home!

Old Market Court is a small residential complex made up of apartments and bungalow's which benefit from communal gardens, allocated parking spaces and a convenient location for strolls through the Abbey, or into Pershore Town.

Accommodation comprises, entrance into hallway, straight through to a spacious living come dining room - complete with electric fire and fireplace. Compact kitchen with a variety of wooden units, integrated oven/hob and space for freestanding white goods. The property is offered with two bedrooms - 1 double and 1 single and is finished with a stylish bathroom complete with bath, over bath shower, wc and basin.

Externally, the communal gardens are to be enjoyed by all. Allocated parking for 1 vehicle is offered to the front of the property too.

Whether you are a first time buyer, downsizing or an investor waiting for the next opportunity, this is not to be missed.



## Important Additional 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 B  
**EPC Rating:** C

## 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.

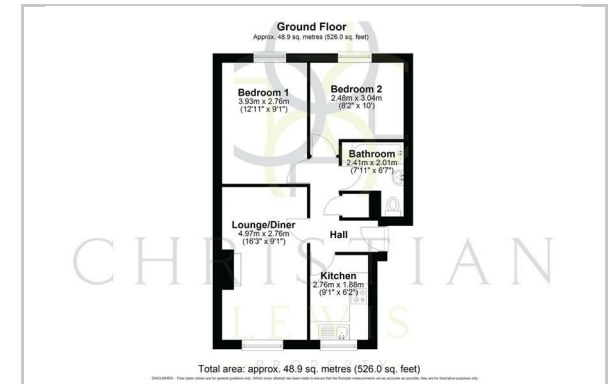
Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

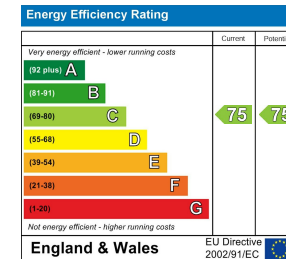
## Area Map



## Floor Plan



## Energy Efficiency Graph



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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