



10 Rushers Close

Pershore, WR10 1HF

Asking price £95,000



CHRISTIAN
LEWIS
— PROPERTY —

10 Rushers Close Pershore, WR10 1HF

Number 10 Rushers Close is an attractive first-floor, two-bedroom maisonette situated within a popular and welcoming retirement development. Available on a 70/30 shared equity basis with no rent payable on the additional share. Open to residents aged 60 years and over who want independence yet the support of a part time onsite warden.

The accommodation comprises an entrance hall which provides access to a bright and inviting lounge/dining room, a stylish kitchen with built-in appliances, two generous double bedrooms and a modern shower room. Residents also enjoy access to well maintained communal gardens and a convenient on-site laundrette.

A monthly management fee provides comprehensive cover, including routine maintenance and safety checks for the gas boiler, external window cleaning, buildings insurance, on site laundry room, warden and the upkeep of all communal areas and landscaped grounds to name a few.

Ideally positioned within the charming Georgian market town of Pershore, the apartment is within easy reach of a wide range of local amenities, including independent high-street shops, supermarkets, a leisure centre, library, hospital and two medical centres making this an excellent opportunity for comfortable and convenient retirement living.

Important Additional Information

Tenure: We understand that the property for sale is Leasehold with a total of 72 years left on the lease.

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.

Ownership

This property is offered on a 70% basis, the other 30% is retained by Anchor Housing. The property is to be resold at 70% of the full market value and no rent is payable on the additional.



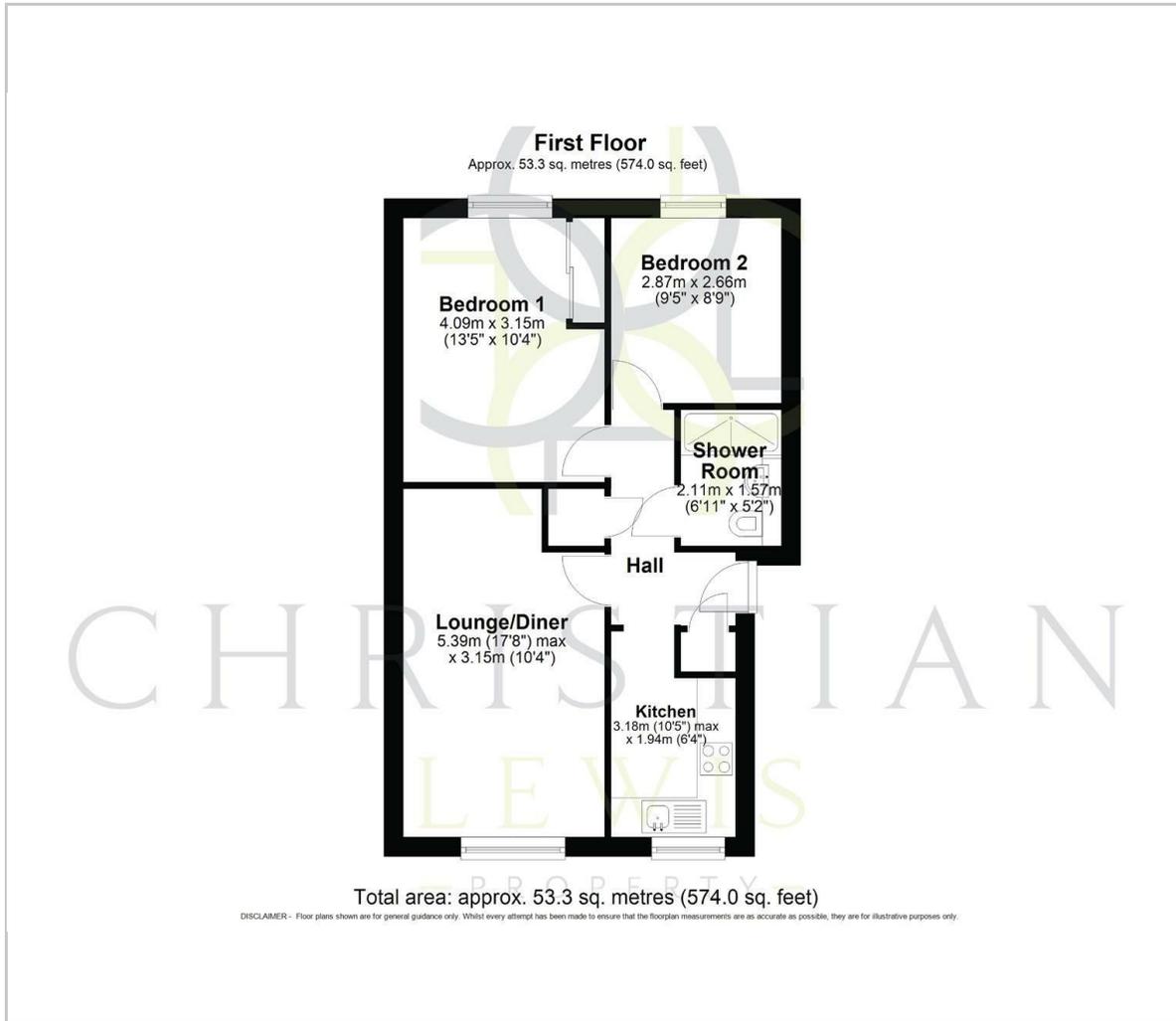


The property is offered leasehold with 72 years left on the lease, extensions can be applied for - please speak with your solicitor about this. Purchasers will be invited to meet with Anchor upon acceptance of offer.

When you come to resell, sellers pay 1% per year of the purchase price which goes into a reserve fund to cover large expenses.

There is a monthly management charge to cover the costs of communal gardening, window cleaning, onsite warden, laundry facilities, pull cord alarm system and boiler servicing/repairs.

Floor Plan



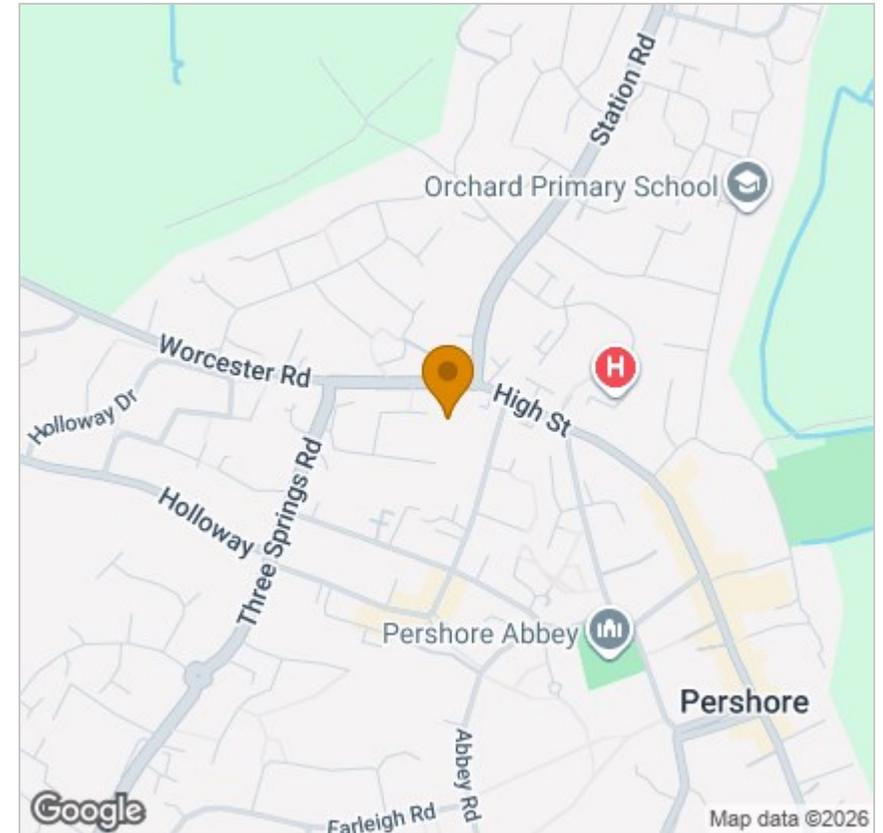
Viewing

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.

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

Area Map



Energy Efficiency Graph

