



12 Ganderton Court

Pershore, WR10 1AW

Guide price £135,000



CHRISTIAN
LEWIS
— PROPERTY —

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OVER 55'S - GROUND FLOOR - PERSHORE TOWN CENTRE

Ganderton Court is a highly sought after, over 55's retirement complex set within the heart of Pershore Town Centre. This two bedroom, ground floor apartment is offered to the market chain free, and is the perfect spot for those looking to be within a stones throw of all amenities. The complex promotes independent living, with warden assistance where required.

Entrance hallway with storage cupboard, through to two bedrooms - 1 double and 1 single, upgraded shower room with walk in shower, wc and basin, storage cupboard, kitchen with a variety of fitted units and spaces for white goods, and then through to the perfectly sized living room with feature fireplace.

The property boasts natural light, neutral décor and is the perfect space to call home.

The property further benefits from a utility room with washing machine and tumble drier for use by all residents, emergency warden assisted alarms, communal gardens, parking on an unallocated basis, and a lovely community feel.





Important Additional Information

Tenure: We understand that the property for sale is leasehold (99 years from 1998, approx. 61 years left)

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C

EPC Rating E

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.

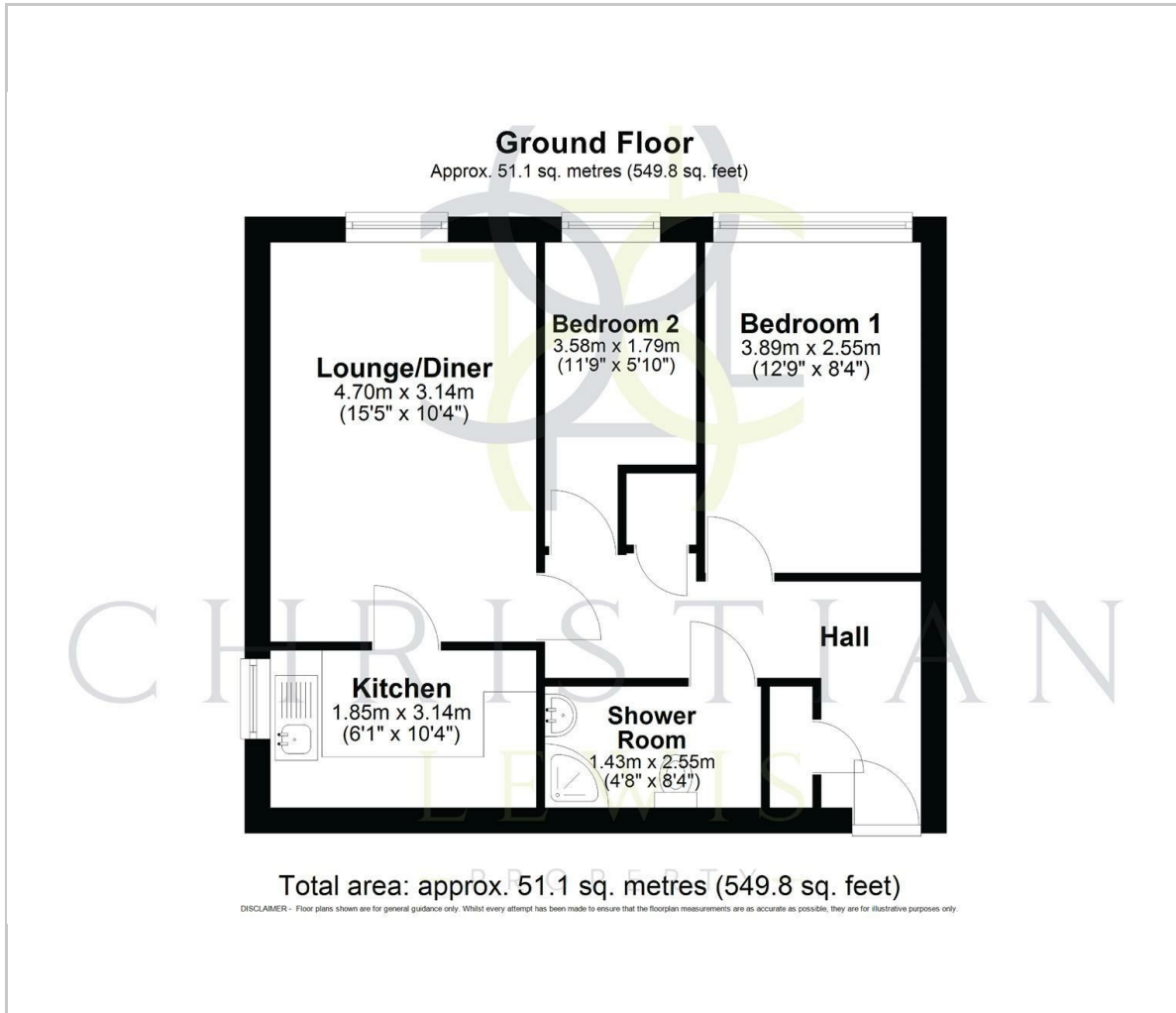
Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

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

Costs

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.

Floor Plan



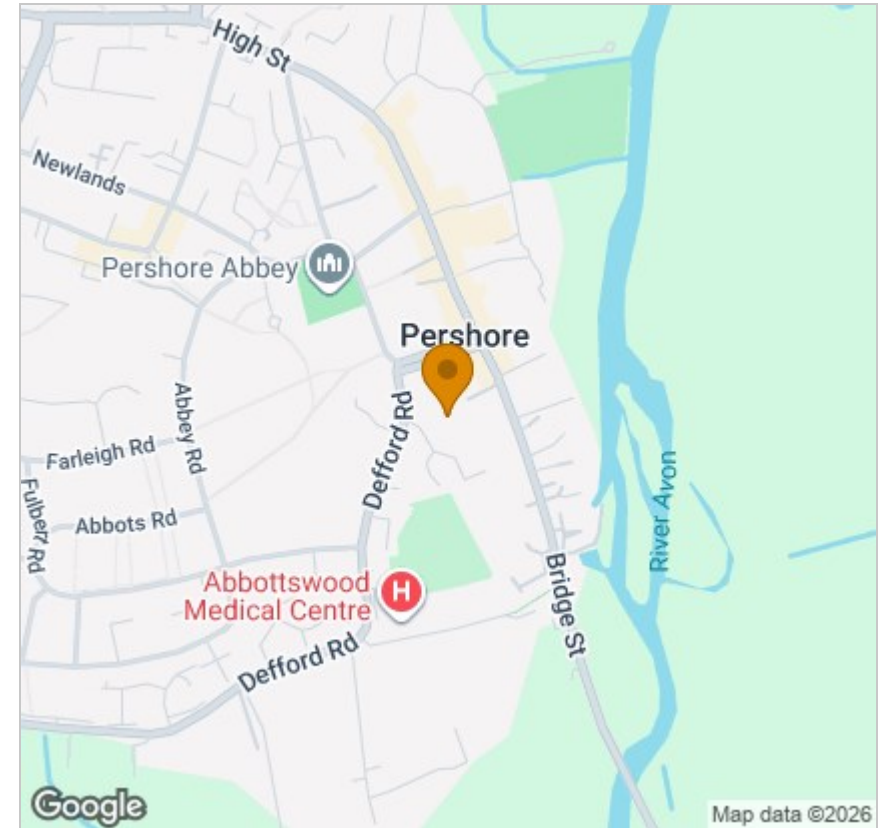
Viewing

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.

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Area Map



Energy Efficiency Graph

