



# Rushers Close Persnore

£140,000 70% of market value

- Two-bedroom mid terrace retirement bungalow
- £140,000 70% of market value
- There is no further rent payment and ownership is 100%
- The property will always have to be sold on the same basis in the future
- Communal gardens
- On site Estate Manager (available part time).
- Housing association is responsible for all external maintenance of property and for boiler
- Communal gardens, laundry room and residents' parking

**Nigel Poole  
& Partners**

# Rushers Close

Pershore

£140,000 - representing 70% of full market value

**\*\*TWO BEDROOM MID TERRACE RETIREMENT BUNGALOW\*\*** Priced at £140,000 representing 70% of open market value. The property will always have to be sold on the same basis in the future. A two-bedroom retirement property for the over 60's. Beautifully presented; entrance hall; living room; kitchen; two double bedrooms and shower room. Monitored alarm system (with pull cords in every room). Communal gardens, the rear being Westerly facing. Monthly service charge applies. On site Estate Manager (available part time).

## Entrance Hall

Door to the living room.

## Living Room 14' 0" x 11' 4" (4.26m x 3.45m)

Double glazed bay window to the front aspect. Fireplace with living flame electric fire. Radiator. Doors to the kitchen and rear hall.



## Kitchen 10' 0" x 7' 0" (3.05m x 2.13m)

Double glazed window to the front aspect. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with a mixer tap. Tiled splashbacks. Space for an oven and a fridge freezer. Radiator. Wall mounted gas fired Worcester boiler.

## Bedroom One 16' 3" x 8' 0" (4.95m x 2.44m)

Double glazed window to the rear aspect. Fitted wardrobe. Radiator.

## Bedroom Two/Dining Room 12' 4" x 10' 4" (3.76m x 3.15m)

Double glazed door and windows to the rear aspect. Radiator.

## Shower Room 7' 0" x 4' 7" (2.13m x 1.40m)

Shower cubicle with mains fed shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail.

## Communal Gardens



## Tenure: Leasehold

Annual service charge currently £262.99

## Council Tax Band: C

## Broadband and Mobile Information:

To check broadband speeds and mobile coverage for this property please visit:

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 3DG



## Monthly Service Charge

There is a monthly service charge of approximately £262.99. This covers maintenance of all communal areas including the gardens. Use of the laundry room (with washer and dryer). Window cleaning. Maintenance of external of property (i.e. windows/external doors/guttering etc). Servicing and any repairs to boiler.

## Additional Information

There is emergency pull cords which go to a central help/support centre. There is also an intercom in the inner hallway. There is a share laundry room for all residents. This is also covered by the monthly service charge. Purchasers pay 1% per year of purchase price when they eventually sell. This goes into the reserve fund which is a fund to cover large future expenses.

## Eligibility and Application Process

Purchasers must be over 60. Once an offer has been accepted the purchaser's contact information will be passed to Anchor Housing Association who will arrange a pre-sales meeting and provide formal consent to sell the property.

## Tenure: Leasehold

The following information should be verified by a purchaser's solicitor. It is understood: The property was built circa 1992. There is currently 66 years left on the lease with a start date of 31/03/1992. The property is sold at 70% of full market value with no rent payable on the remaining 30%. The property will always have to sold on this basis.



## Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.



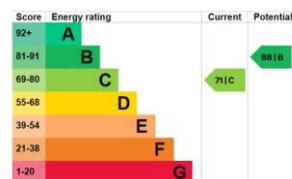
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### MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

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