



8 Old Market Court

Pershore, WR10 1DN

Guide price £130,000



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Perfectly positioned in the very centre of the picturesque Georgian market town of Pershore, this beautifully proportioned two-bedroom, first floor apartment presents an outstanding opportunity to create a wonderful home in one of Worcestershire's most sought-after locations. Offered with the benefit of a 999-year lease from 1997, the property combines generous accommodation with an enviable setting, just moments from the town's excellent amenities.

Old Market Court is an exclusive and well-maintained residential development comprising a select collection of apartments and bungalows. Residents enjoy attractive communal gardens, allocated parking and the convenience of being just a short stroll from the magnificent Pershore Abbey, the River Avon and the town's charming independent boutiques, cafés, restaurants and weekly markets.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hallway leading to a spacious living room with doors opening to a Juliet balcony. The well-appointed kitchen offers a range of traditional wooden cabinetry, an integrated oven and hob, together with space for freestanding appliances.

There are two bedrooms, including a generous principal double bedroom and a versatile second bedroom, ideal as a guest room, home office or dressing room with shower over, wash hand basin and WC.



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 £30 (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.

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 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.

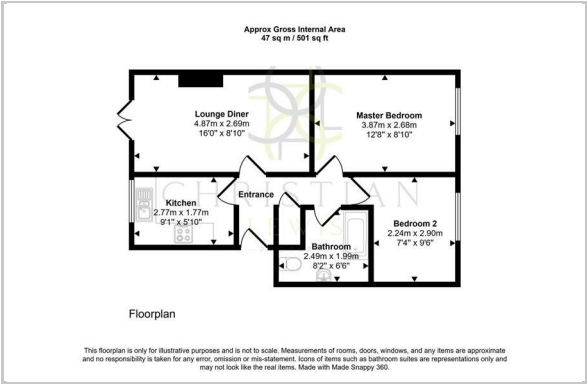
Please inform us if you become aware of any information being inaccurate.

Pershore
Pershore is renowned for its rich heritage, vibrant community and exceptional quality of life. Surrounded by beautiful Worcestershire countryside and famous for its annual Plum Festival, the town offers an appealing blend of historic character and modern convenience. Excellent transport links provide easy access to Worcester, Cheltenham, Evesham and the Cotswolds, making it an ideal location for both commuters and those seeking a relaxed market town lifestyle.

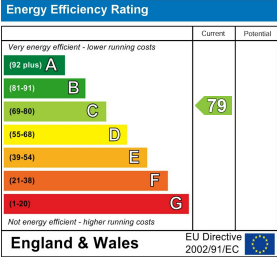
Area Map



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.