



ESTATE AGENTS

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**10 Rushers Close,
Pershore,
Worcestershire,
WR10 9HF**

For Sale

Price £95,000



**SET WITHIN THIS POPULAR RETIREMENT DEVELOPMENT A FIRST FLOOR TWO BEDROOM SHARED EQUITY APARTMENT DESIGNED FOR THE OVER 60s WITH PLEASANT COMMUNAL GARDENS, OFF-ROAD PARKING & WITHIN WALKING DISTANCE OF THE TOWN FACILITIES. Entrance Porch, Stairway To First Floor, Secure Front Door, Main Hallway, Fitted Kitchen, Lounge-Dining Room, Two Bedrooms, Bathroom (Shower), Gas Central Heating.
EPC: C (79) COUNCIL TAX BAND: B**

Residential Sales Particulars

10, Rushers Close, Pershore WR10 1HF

Situation

Rushers Close, is a small development of terraced apartments and bungalows, set within this popular development, being shared equity 70/30 with Anchor Trust Holdings, who are the freehold owners. These properties are designed for the over 60s and the Anchor Trust manage certain aspects of all these buildings, such as the full maintenance of the Gas Central heating boilers, the double glazing of the property and certification of the electric supply. They are responsible for the insurance of the property and manage the garden and grounds surrounding this development. There is a laundrette on site and a manager looking after the maintenance of the buildings. Each property is leasehold and pay a monthly management cost.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions.

Viewing

BY APPOINTMENT ONLY

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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Property Comprises

Communal stairway from the entrance porch leads up to

First Floor Entrance

with secure front door, with spy-hole and security lock into

Hallway with ceiling light, wall mounted thermostatic control (for central heating), emergency pull cord for communication and useful storage cupboards with shelving and rail. Access hatch to roof void.

Doors off to



Fitted Kitchen measuring approximately 9'9" x 6'4" (3.01m x 1.95m) with front elevation double glazed window with roller blind. Range of fitted kitchen units comprising stainless steel single drainer sink unit with mixer tap and ceramic tiled surrounds. Work top surfaces, drawers and storage cupboards under. Ceramic hob with oven under. Wall mounted storage cupboards. Worcester gas boiler, consumer unit and stainless steel extractor hood with filters. Ample power points, panelled radiator and cushion flooring. Space for upright fridge / freezer, ceiling spotlights.



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Lounge/Dining Room measuring approximately 10'4" x 17'7" (3.16m x 5.39m) with front elevation double glazed windows, BT point and TV aerial socket. Multi socket power points, fireplace surround with mantle shelf and electric fire inset. Double panelled radiator, emergency pull cord, central light point with dimmer switch.



Bedroom One measuring approximately 10'4" x 13'4" (3.16m x 4.08m) with pendant light, multi socket power points, BT extension point and double panelled radiator. Rear elevation double glazed window, fitted wardrobe cupboards.



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Bedroom Two measuring approximately 9'5" x 8'7" (2.89m x 2.65m) with rear elevation double glazed window, panelled radiator, TV aerial point, light and power points.



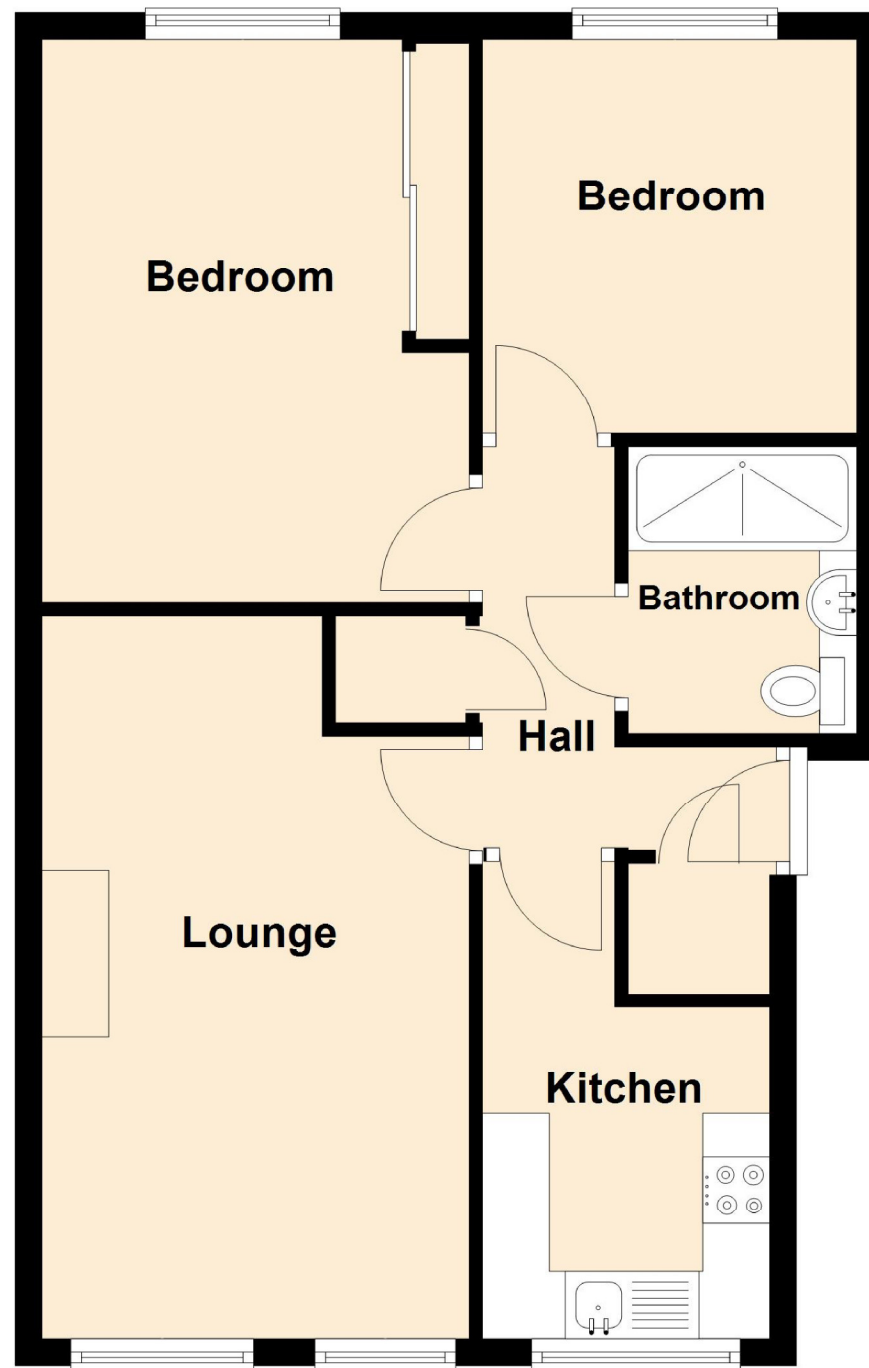
Bathroom comprising low flush WC, vanity hand wash basin with storage cupboards under, oval wall mounted mirror and mirror fronted cabinet. Upright chrome radiator / towel rail, extractor fan and ceiling light and walk-in shower with glazed screen. Stabilising handles, ceramic floor covering and emergency pull cord.



There are emergency pull cords in all the rooms.

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Services:	All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.
Fixtures & Fittings:	Only those items specified in these details are included in the sale of the property.
Tenure:	The property is Leasehold with 70 years remaining (we are informed) . Monthly management cost £287.30pcm
Local Authority:	Wychavon District Council, The Civic Centre, Station Road, Pershore WR10 1PT Telephone 01386 565000
Council Tax:	Band B



Top Floor

Approx. 56.3 sq. metres (606.0 sq. feet)

Total area: approx. 56.3 sq. metres (606.0 sq. feet)