



Defford Road, Pershore, WR10 1HZ

**SHELDON
BOSLEY
KNIGHT**

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Property Description

A first floor 2 double bedroom apartment offering immaculately presented and well proportioned accommodation within this popular and sought after retirement complex built by Churchill Retirement Living Ltd. Built on the grounds of the old Pershore Cottage Hospital, the location provides easy access to the town centre just 0.25 (approx) miles from the town centre.

The accommodation in brief comprises:

Communal Entrance/Lounge Area accessing lifts to all floors
Private Reception Hall
Lounge Dining Room
Kitchen (with built in electric fan oven, fridge, freezer & washer/drying machine)
Two Double Bedroom
Shower Room and Separate WC
Store cupboard(s)

Outside, there are beautifully maintained communal landscaped gardens and parking spaces on a first come first serve basis.

Services: Mains water & electricity are connected. Heating and hot water are provided via a Air Source Heat pump. Careline Monitoring & onsite lodge manager.

Leasehold: 125 year Lease, commenced 01.05.2017.
Ground Rent £625.00

Service charge is approximately £6823.95 per annum (for year end 31.05.2025) which includes building insurance, care line, communal electricity (24/7 central heating), hot water, window cleaning, building repairs/maintenance, ground rent, lighting in communal areas, heating & cleaning within communal areas, lift maintenance, water rates, garden maintenance and a 'lodge' manager five mornings a week.





Key Features

- A spacious first floor retirement apartment
- Immaculately presented & well proportioned accommodation
- A Churchill Retirement Living Complex - age requirement 55 years plus with Onsite Manager
- Two Double Bedrooms with Bedroom Two having Fitted Wardrobe
- Communal lounge & landscaped gardens
- Resident car parking
- NO ONWARD CHAIN
- Viewing highly recommended

**Offers In The Region
Of
£320,000**





Total area: approx. 71.1 sq. metres (764.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - B

Tenure - Leasehold

Council Tax Band - D

Local Authority
Wychavon



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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