



10 Rushers Close

Pershore, WR10 1HF

Asking price £95,000



CHRISTIAN
LEWIS
—PROPERTY—

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Pershore, WR10 1HF

Situated within a well-maintained and welcoming retirement development for the over 60s, this beautifully presented two-bedroom, first-floor apartment offers spacious accommodation, modern interiors and a comfortable lifestyle in a friendly community setting. Available on a 70/30 shared equity basis, the property benefits from no additional rent being payable.

Accessed via a private entrance with stairs rising to the first floor, the apartment opens into a bright and generously proportioned hallway, providing access to all principal rooms. The spacious lounge is flooded with natural light from a large front-facing window overlooking the attractive communal grounds, creating an inviting space to relax or entertain.

The contemporary kitchen has been thoughtfully designed with an excellent range of fitted wall and base units, complemented by generous work surfaces and integrated cooking appliances. There is additional space for freestanding white goods, while a useful walk-in storage cupboard adjoining the kitchen provides practical pantry or household storage.

Both bedrooms are comfortable doubles, with the principal bedroom offering ample space for freestanding furniture and enjoying pleasant views across the development. The second bedroom is equally versatile, making an ideal guest bedroom, study or hobby room.

Completing the accommodation is a stylish, recently updated shower room, fitted with a spacious walk-in shower, wash hand basin and WC. Designed with accessibility in mind, the shower room also features a fitted shower seat and vanity storage.

Residents have access to beautifully maintained communal gardens, providing peaceful outdoor seating areas and an enjoyable setting to socialise with neighbours or simply unwind. The development also benefits from residents' parking and well-kept communal areas throughout.

For added reassurance, the apartment is fitted with a 24-hour emergency pull-cord system, onsite warden and a close community.





Important Additional Information

Tenure: We understand that the property for sale is Leasehold with a total of 66 years left on the lease.

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.

Ownership

This property is offered on a 70% basis, the other 30% is retained by Anchor Housing. The property is to be resold at 70% of the full market value and no rent is payable on the additional.

The property is offered leasehold with approximately 66 years left on the lease, extensions can be applied for - please speak with your solicitor about this. There is an annual service charge on the property payable monthly at £295.04

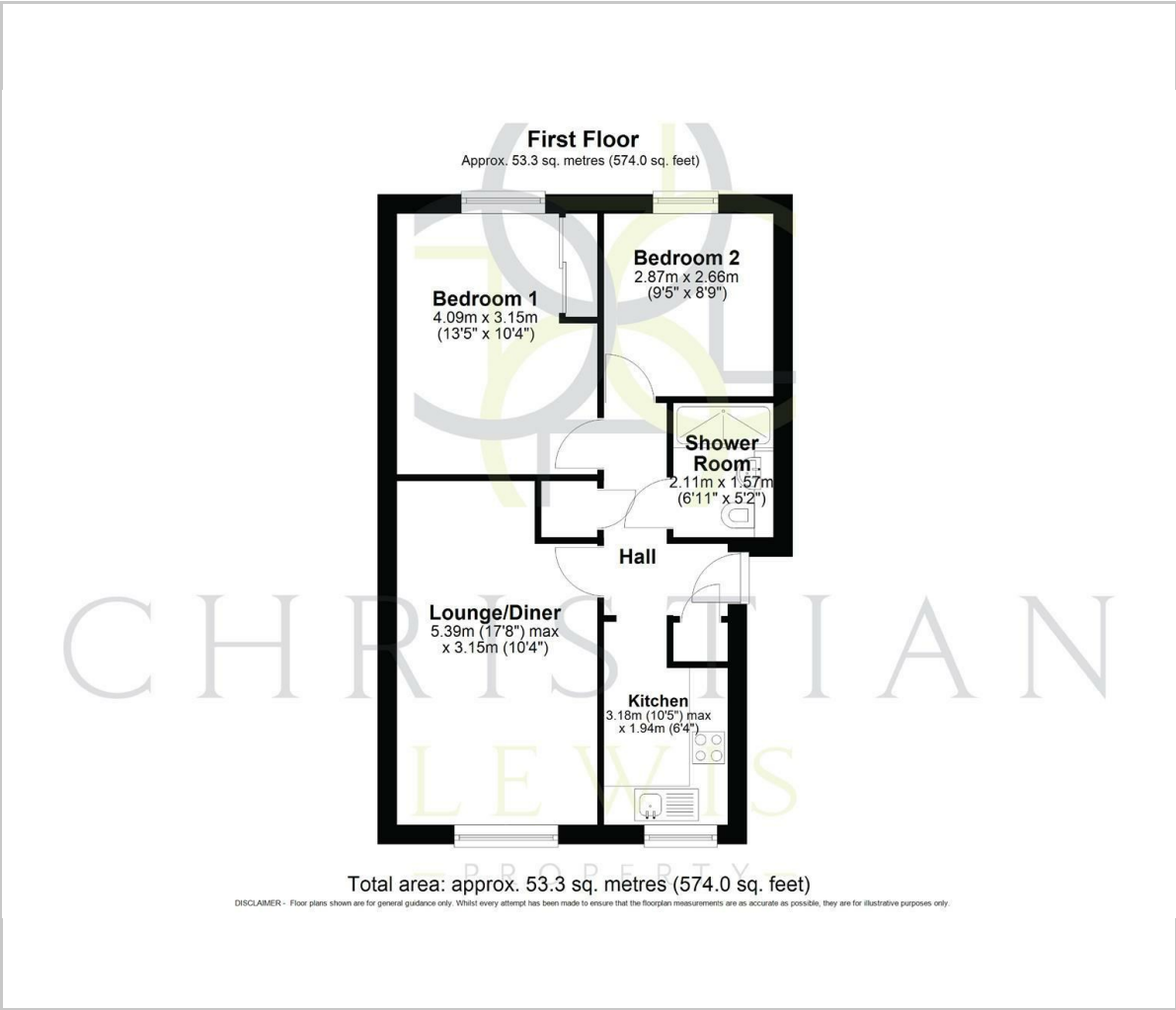
Purchasers will be invited to meet with Anchor upon acceptance of offer.

When you come to resell, sellers pay 1% per year of the purchase price which goes into a reserve fund to cover large expenses.

There is a monthly management charge to cover the costs of communal gardening, window cleaning, onsite warden, laundrette, pull cord alarm system, boiler servicing/repairs alongside other maintenance.

AML Regulations

Floor Plan



Viewing

Please contact our Pershore 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 firms 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

