



21 Rushers Close, Pershore, WR10 1HF

Price £140,000





21 Rushers Close

Pershore, WR10 1HF

- 70/30 Ownership - No Rent Payable On The 30%
- On Site Warden, Laundrette & Pull Cord Alarm System
- Spacious Living Room With Fireplace & Bay Window
- Modern Walk In Shower Room With Integrated Cupboards
- Mid Terrace Bungalow
- Established Lawned Communal Gardens
- Modern Kitchen
- Two Doubled Bedrooms - Flexible Use
- Small Retirement Community For Over 60's.
- Located In Pershore

An attractive two bedroom, mid terrace bungalow located in the popular retirement village, Rushers Close. Ideally suited to those aged 60 and over, offering comfortable and well-maintained accommodation within an established and welcoming retirement development. Available for £140,000, representing 70% of the property's full open market value, the property offers an attractive opportunity for those seeking a more manageable and secure retirement lifestyle. There is no rent payable on the remaining 30%, although the property will always be required to be sold on the same 70% basis in the future.

The accommodation is thoughtfully arranged and presented throughout, comprising a welcoming entrance hall leading into a comfortable living room, a well appointed kitchen, two generously proportioned double bedrooms and a shower room. The property also benefits from a monitored emergency alarm system, with pull cords located in every room and connected to a central help and support centre, providing valuable peace of mind. An intercom system is also situated in the inner hallway.

Residents can enjoy the beautifully maintained communal gardens, with the rear gardens enjoying a particularly desirable westerly aspect, providing an attractive setting in which to relax and enjoy the afternoon and evening sunshine. The development also benefits from an on-site Estate Manager, available part-time, together with a communal laundry room equipped with washing machine and dryer.

A monthly service charge of approximately £262.99 is payable and covers the maintenance of the communal areas and gardens, use of the residents' laundry facilities, window cleaning and maintenance of the external elements of the property, including windows, external doors and guttering. The charge also includes servicing and repairs to the property's boiler, offering further convenience.



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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 £60 (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 C

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

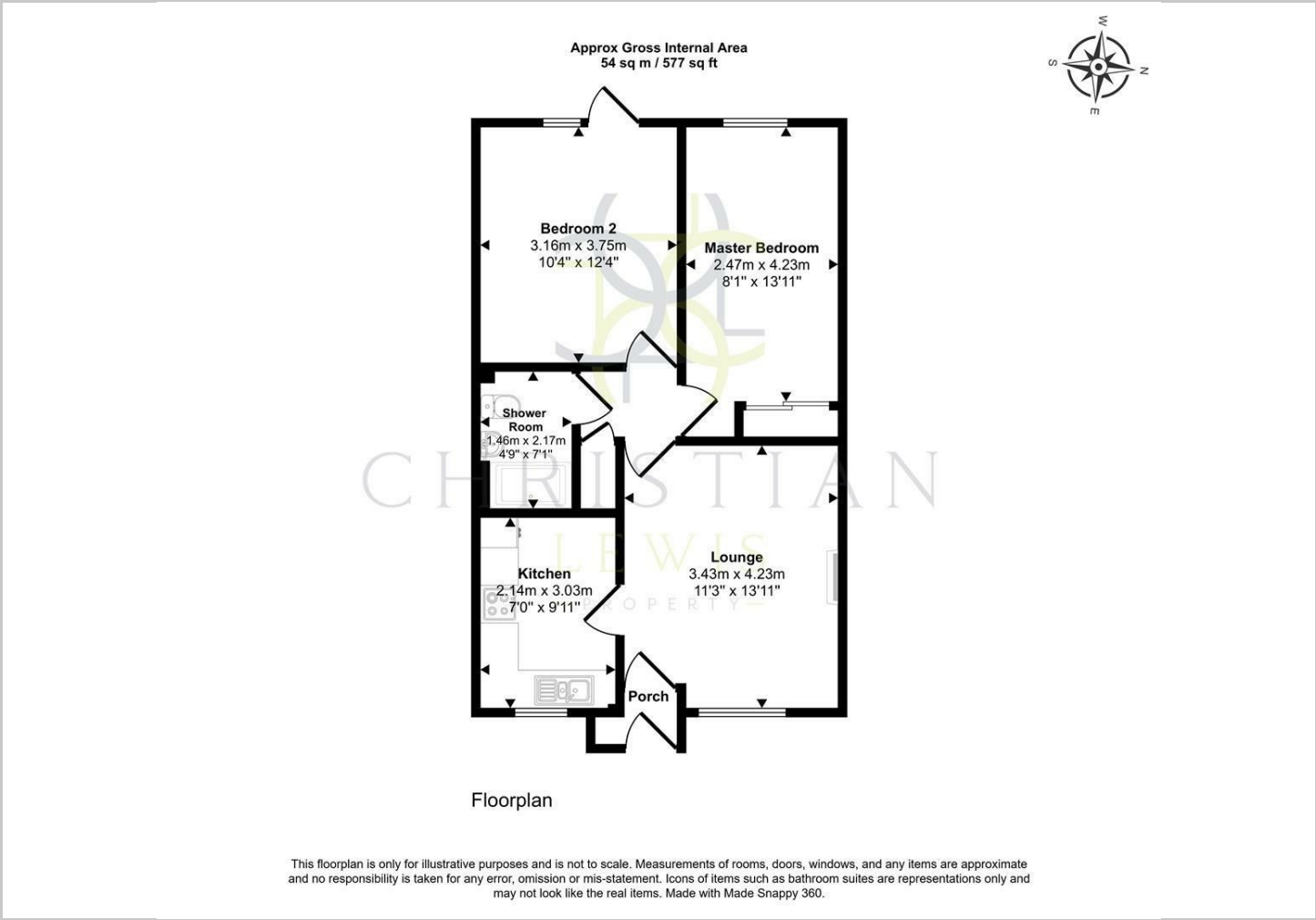
Purchasers will be invited to meet with Anchor upon acceptance of offer.

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





Floor Plans



Viewing

Please contact our Pershore Office on 01386 555368 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

