



23 Cornmill, Pershore, WR10 3JQ

Guide price £140,000



CHRISTIAN
LEWIS
—PROPERTY—



23 Cornmill

Pershore, WR10 3JQ

- Sought-after village location in Elmley Castle
- Spacious and light-filled lounge
- Generous bedroom
- Ideal for first-time buyers, downsizers, or investors
- Excellent access to Evesham, Pershore, and surrounding countryside
- Beautifully presented ground floor flat
- Modern kitchen/diner with space for dining
- Additional storage area (ideal dressing room or home office)
- Communal parking area
- Positioned at the foot of Bredon Hill with fantastic local walks

Nestled within the heart of the ever desirable village of Elmley Castle, this beautifully presented ground floor flat offers a rare combination of stylish internal living, practical layout, and a private garden — a feature seldom found with properties of this type.

The property is approached via a communal setting, leading into a welcoming entrance hallway that sets the tone for the accommodation throughout — light, neutral, and finished to an excellent standard.

The lounge is a particularly impressive space, generous in size and flooded with natural light from the large front-facing window. It provides the perfect setting for both relaxing evenings and entertaining guests, with ample room for furnishings.

To the rear, the kitchen/diner has been thoughtfully arranged to maximise both functionality and usability. Fitted with a range of modern units and worktops, there is also space for dining, creating a sociable hub of the home. The outlook towards the garden adds to the overall appeal, giving a pleasant and private feel.

The bedroom is a well-proportioned double, offering a peaceful and comfortable retreat. In addition, there is a highly versatile storage area, ideal as a dressing room, home office nook, or simply excellent additional storage — a real asset for a property of this size.

The bathroom has been tastefully updated, featuring a contemporary suite with a fresh, modern finish.

Externally, the property truly stands out. The private rear garden has been attractively landscaped to provide a blend of patio seating and lawn, creating an ideal environment for

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Additional Information

Tenure: We understand that the property for sale is Leasehold. There are approx. 99 years remaining on the lease

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band A

EPC Rating C

Annual Ground Rent is £10

Service charge payments are applicable. Please ask for more information

Please note - we have been made aware that there is asbestos in the communal hallway.

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.







Floor Plans



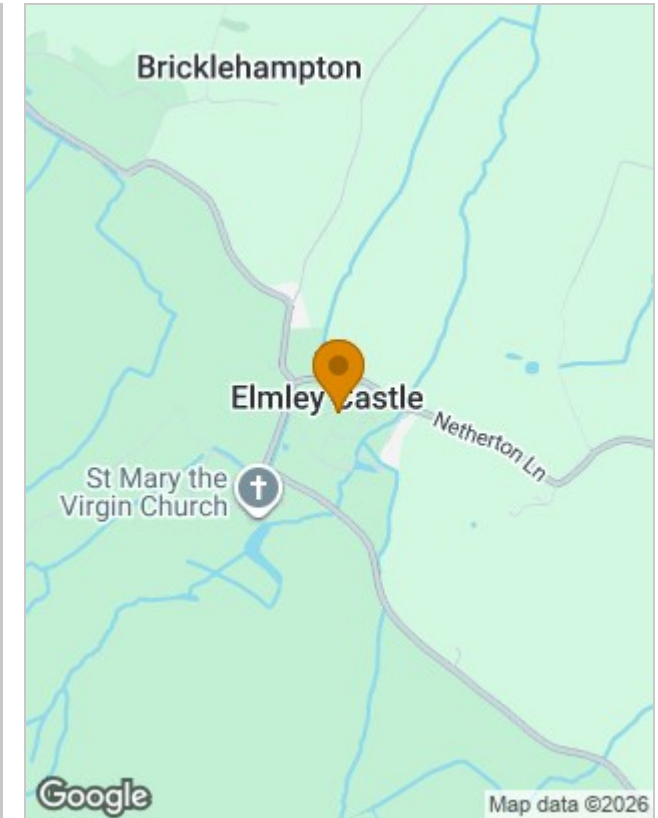
Viewing

Please contact our Evesham Office on 01386 442929 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

