



12 Ganderton Court, Pershore, WR10 1AW

Guide price £135,000

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# 12 Ganderton Court

Pershore, WR10 1AW

- RETIREMENT COMPLEX
- 2 BEDROOMS
- PERSHORE TOWN CENTRE
- CHAIN FREE
- COMMUNAL CAR PARK
- OVER 55'S ONLY
- GROUND FLOOR APARTMENT
- SOUGHT AFTER LOCATION
- COMMUNAL GARDENS

OVER 55'S - GROUND FLOOR - PERSHORE TOWN CENTRE

Ganderton Court is a highly sought after, over 55's retirement complex set within the heart of Pershore Town Centre. This two bedroom, ground floor apartment is offered to the market chain free, and is the perfect spot for those looking to be within a stones throw of all amenities. The complex promotes independent living, with warden assistance where required.

Entrance hallway with storage cupboard, through to two bedrooms - 1 double and 1 single, upgraded shower room with walk in shower, wc and basin, storage cupboard, kitchen with a variety of fitted units and spaces for white goods, and then through to the perfectly sized living room with feature fireplace.

The property boasts natural light, neutral décor and is the perfect space to call home.

The property further benefits from a utility room with washing machine and tumble drier for use by all residents, emergency warden assisted alarms, communal gardens, parking on an unallocated basis, and a lovely community feel.



#### Important Additional Information

Tenure: We understand that the property for sale is leasehold (99 years from 1998, approx. 61 years left)

Local Authority: Wychavon District Council

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

EPC Rating E

#### 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.

#### Costs

There is a monthly service charge of £283.00 per month to cover the cost of communal garden upkeep, communal area upkeep, communal area costs, scheme manager, insurance of the building, window cleaning.







## Floor Plans



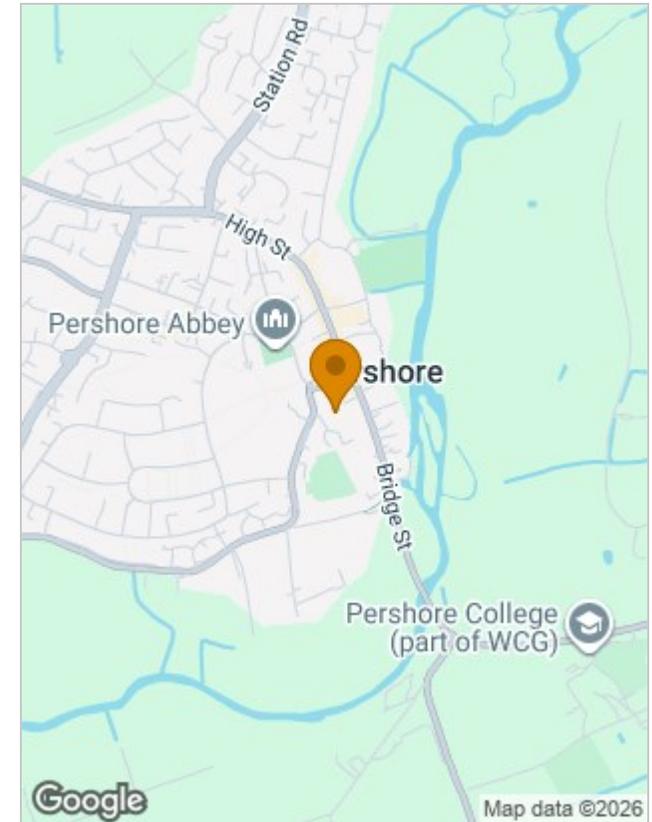
## Viewing

Please contact our Pershore Sales 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

