



9 Rushers Close

Pershore, WR10 1HF

**Price £90,000**



CHRISTIAN  
LEWIS  
—PROPERTY—



## 9 Rushers Close

### Pershore, WR10 1HF

Presenting a wonderfully positioned, two-bedroom, ground floor apartment set within a highly regarded, friendly and professionally managed, retirement development designed for those aged 60 and above. The property is offered on a 70/30 shared equity basis with no additional rent to pay.

The property consists of a private entrance porch leading into large welcoming living room with window overlooking the front communal gardens and parking area. The property then flows through to the modern shaker style fitted kitchen, offering a variety of wall and floor units and is complete with integrated cooker/hob alongside an integrated dishwasher and freestanding washing machine, there is also space for a freestanding fridge freezer. To accompany the kitchen there is a full size storage cupboard which could be utilised as a larder. Additionally, in the hallway is another full size airing cupboard, perfect for storage.

The property is complete with a modern, recently fitted shower room providing level access living, with walk in shower, wc and basin. The bathroom is further adapted with shower seat and built in vanity unit.

To the rear of the property are two well proportioned double bedrooms, bedroom 1 boasting door into the rear lawned garden, and bedroom 2 boasts wardrobe and single drawer unit. Externally, there is a variety of outdoor communal greenspace, which residents utilise. Although communal, there is a small lawned area to the rear of the property which is accompanied by a private patio and private garden shed to be utilised by the next owner.

The property is complete with a 24 hour pull cord alarm system located in every room for complete peace of mind. In addition to this, the property offers a range of benefits to include an onsite warden, an laundrette, and onsite parking.

Rushers Close is a small community led area within close proximity to Pershore Town Centre allowing for independent living, with the blend of community spirit







## 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.

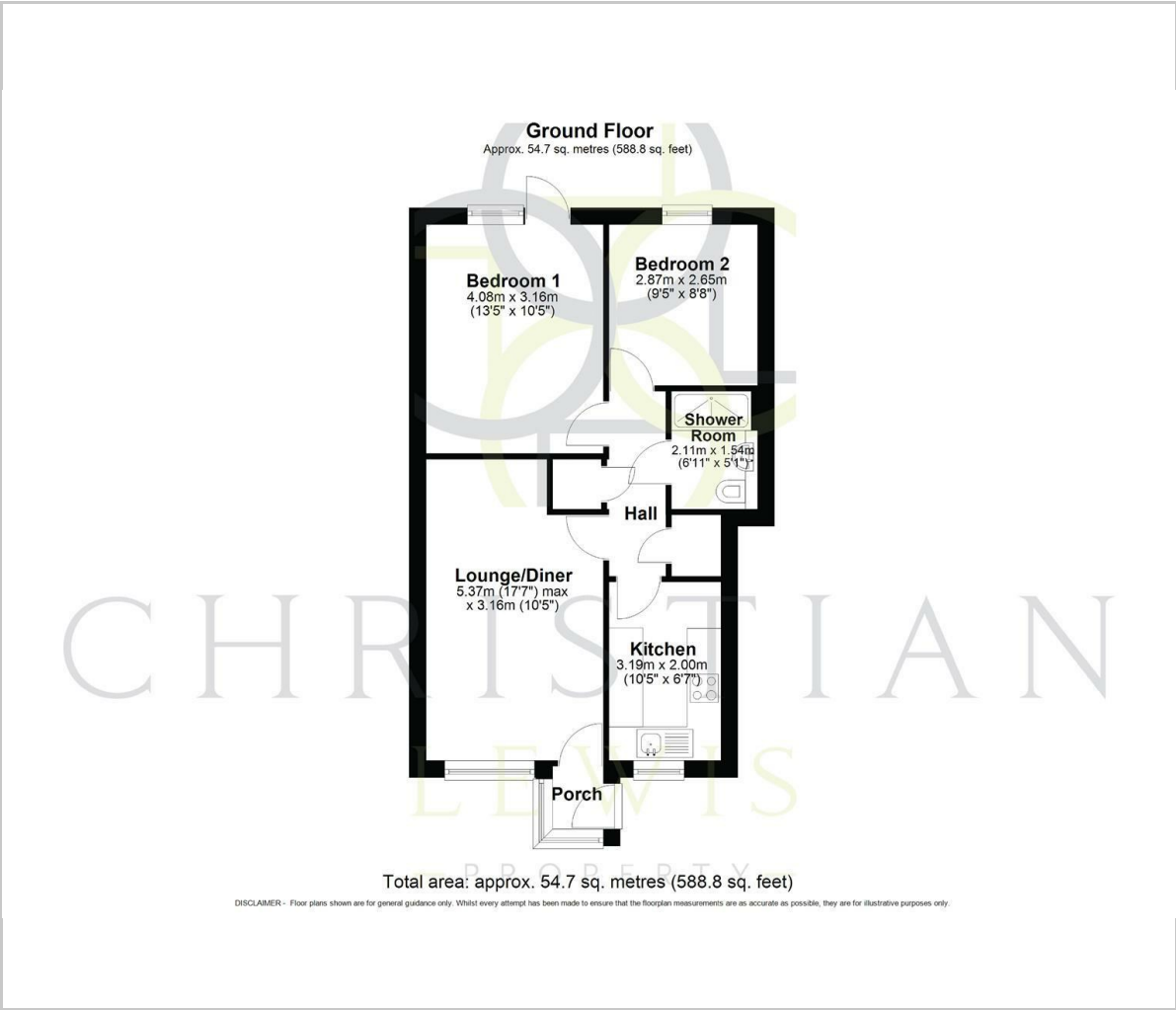
There is a monthly management charge to cover the costs of communal gardening, window cleaning, onsite warden, laundrette, pull cord alarm system, boiler servicing/repairs alongside other maintenance.

## AML Regulations





Floor Plan



Viewing

Please contact our Pershore Sales 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

