



## 9 Rushers Close

Pershore, WR10 1HF

**Price £95,000**



CHRISTIAN  
LEWIS  
— PROPERTY —

## 9 Rushers Close

### Pershore, WR10 1HF

Number 9 Rushers Close is a well-presented ground floor, two-bedroom apartment set within a highly regarded and friendly retirement development. The property is offered on a 70/30 shared equity basis with Anchor Trust Holdings, who own the freehold and professionally manage the site. Designed for those aged 60 years and over, the development benefits from the reassurance of an on-site resident manager, providing both support and peace of mind.

The property consists of an entrance porch with access into a welcoming lounge/dining area, a kitchen fitted with built in utilities, two double bedrooms & a contemporary shower room. Externally residents enjoy access to beautifully maintained shared gardens, and a communal laundrette. A monthly management fee covers a comprehensive range of services, including maintenance and safety checks for the gas central heating boiler, window cleaning, buildings insurance, pull cord alarm system, laundry room, and the upkeep of communal spaces and landscaped gardens.

The property is ideally located within the charming Georgian market town of Pershore, which offers a wide range of amenities including independent high-street shops, supermarkets, a leisure centre, library, hospital and two medical centres.

#### Important Additional Information

Tenure: We understand that the property for sale is Leasehold with a total of 72 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 72 years left on the lease, extensions can be applied for - please speak with your solicitor about



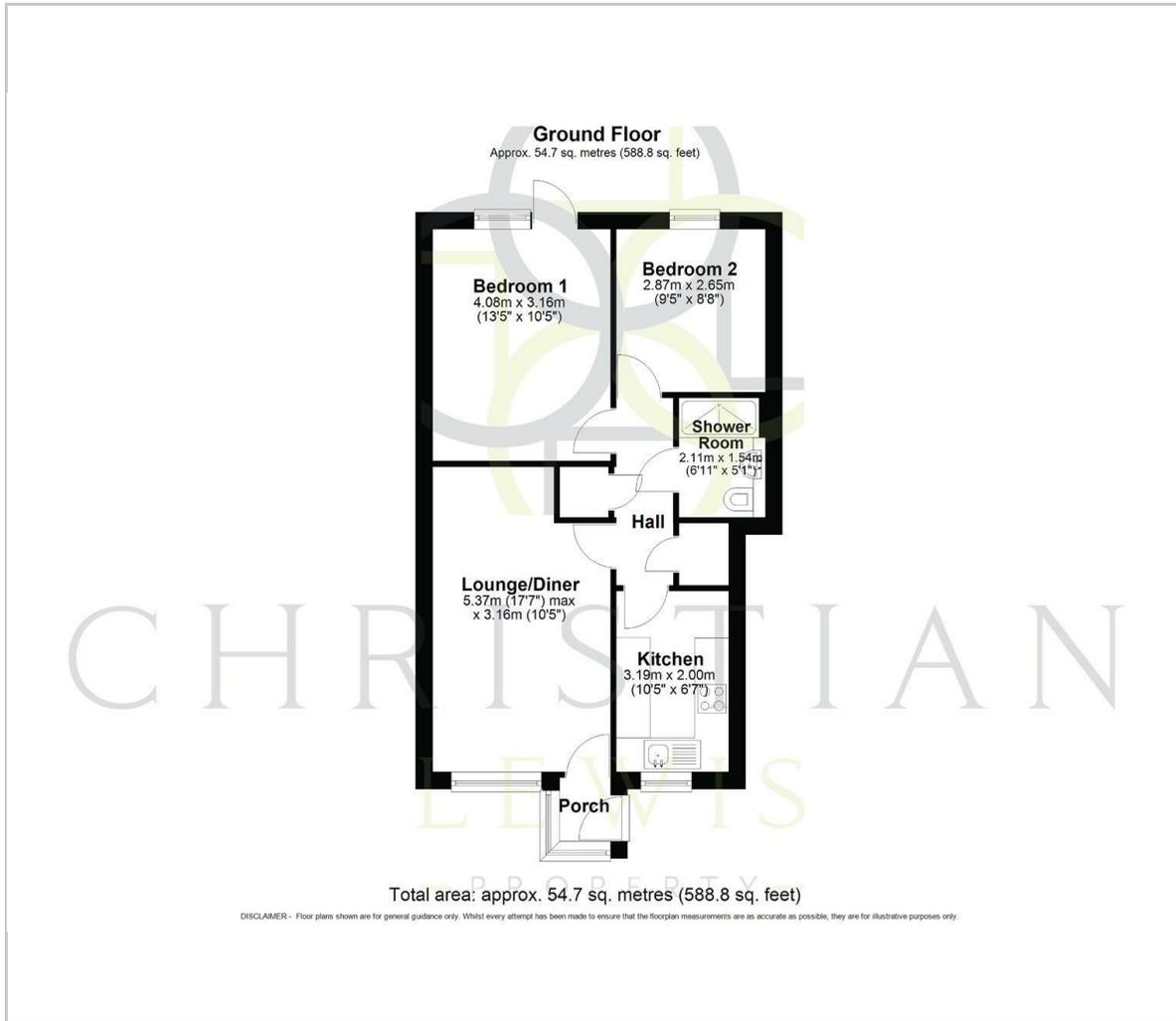


this. Purchasers will be invited to meet with Anchor upon acceptance of offer.

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, laundry facilities, pull cord alarm system and boiler servicing/repairs.

## Floor Plan



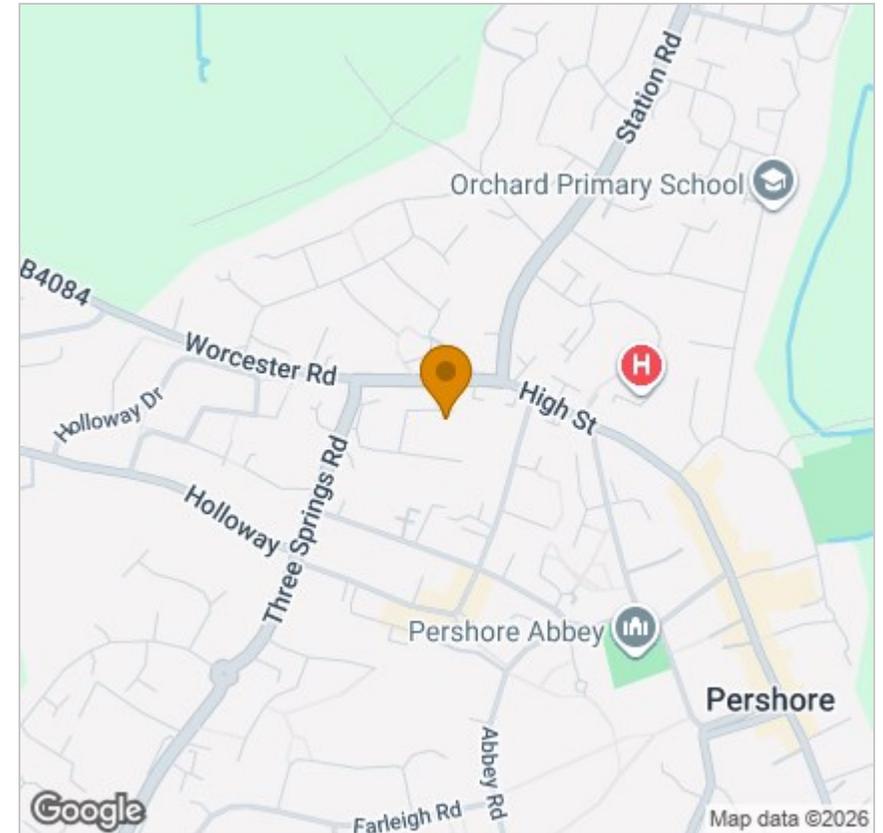
## Viewing

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 firm's 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

