

14 & 16 Broad Street,
Persore, Worcestershire
WR10 1AY



ESTATE AGENTS

Telephone: 01386 555368

Flat 4, Redland House,
Persore,
Worcestershire.
WR10 1EH

For Sale

Price £149,950



**A WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT,
CONVENIENTLY SITUATED WITHIN THE TOWN WITH
OFF-ROAD PARKING FOR ONE VEHICLE. GAS CENTRAL
HEATING AND DOUBLE-GLAZING.**

Entrance Porch, Residents Entrance with Intercom Security, Communal Stairway to First Floor Access, Entrance Hallway, Lounge/Dining Room, Fitted Kitchen, Two Bedrooms, Bathroom with Shower, Allocated Parking Space.

Council Tax Band: A, EPC: C (76)

Residential Sales Particulars

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches tolerance.

Email: residential@bomfordandcoffey.co.uk

Flat 4, Redland House, Pershore, Worcestershire. WR10 1EH

Situation

Redland House occupies a prominent position just off the High Street with views down Pershore High Street and to Bredon Hill in the distance. Redland House is a popular managed apartment building set in a convenient location with easy access to Pershore's amenities. The apartments are leasehold and offer secure accommodation with one allocated parking space to the rear.

The property is presented in good decorative order and is carpeted throughout, there is a modern fitted bathroom with plumbed in shower over the bath, well fitted kitchen and two good sized bedrooms. The lounge/dining room has southerly views looking towards the High Street and towards to Bredon Hill.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing, the Everyman Theatre and superb main street shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre.

Viewing

BY APPOINTMENT ONLY

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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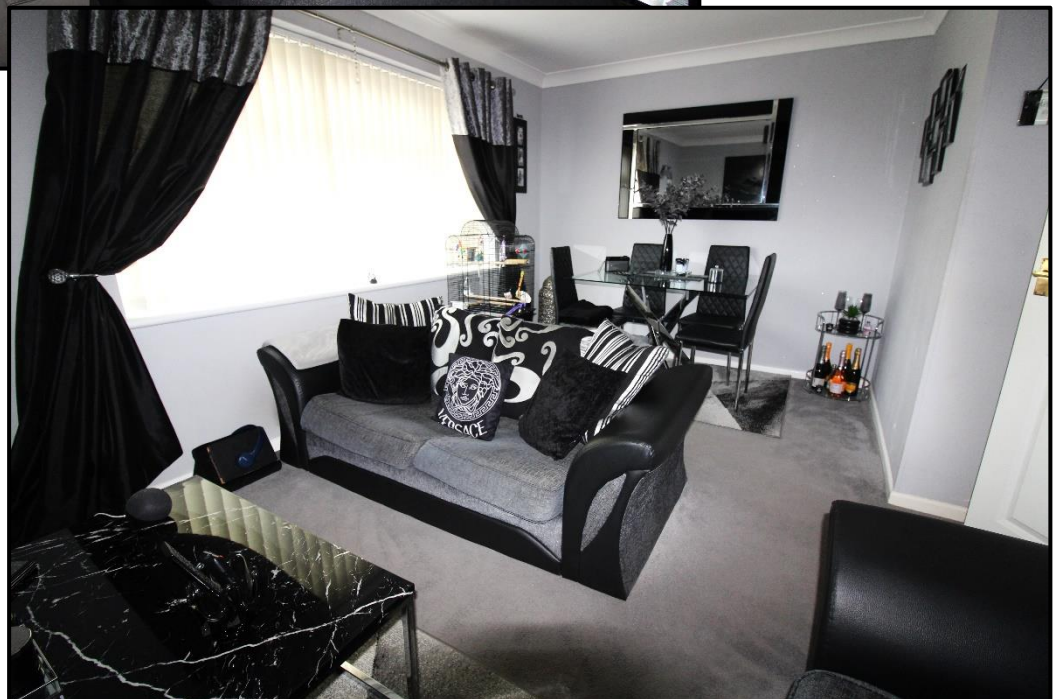
Property Comprises

Communal entrance and main stairway to first floor.

Entrance with secure front door with security lock into

Hallway with ceiling light, wall mounted thermostatic control and enclosed panelled radiator. Telephone intercom to front door, BT point, smoke alarm and multi socket power points. Cloaks cupboard with hanging rail and consumer unit. Further upright storage cupboard with shelving. Doors off to

Lounge/Dining Room measuring overall approximately 16'5" x 11'1" (5m x 3.38m) with large picture window to the front having vertical blinds. Panelled radiator, multi socket power points, TV aerial point, coved ceiling and pendant light.



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Fitted Kitchen measuring approximately 9'8" x 8'10" (2.95m x 2.69m) comprising fitted kitchen units with work top surfaces, drawers and storage cupboards under. Single drainer stainless steel sink unit with mixer tap. Plumbed in automatic washing machine and wall mounted Vaillant gas central heating boiler. Electric cooker and stainless-steel extractor hood. Wall mounted storage cupboards and ceramic tiled surrounds. Large side elevation window with roller blind. Coved ceiling, strip light and multi socket power points. Carbon monoxide detector.



Bedroom One measuring approximately 11'1" x 10'10" (3.38m x 3.3m) with front elevation large picture window having vertical blinds. Coved ceiling, pendant light, panelled radiator (TRV), power points and TV aerial point.

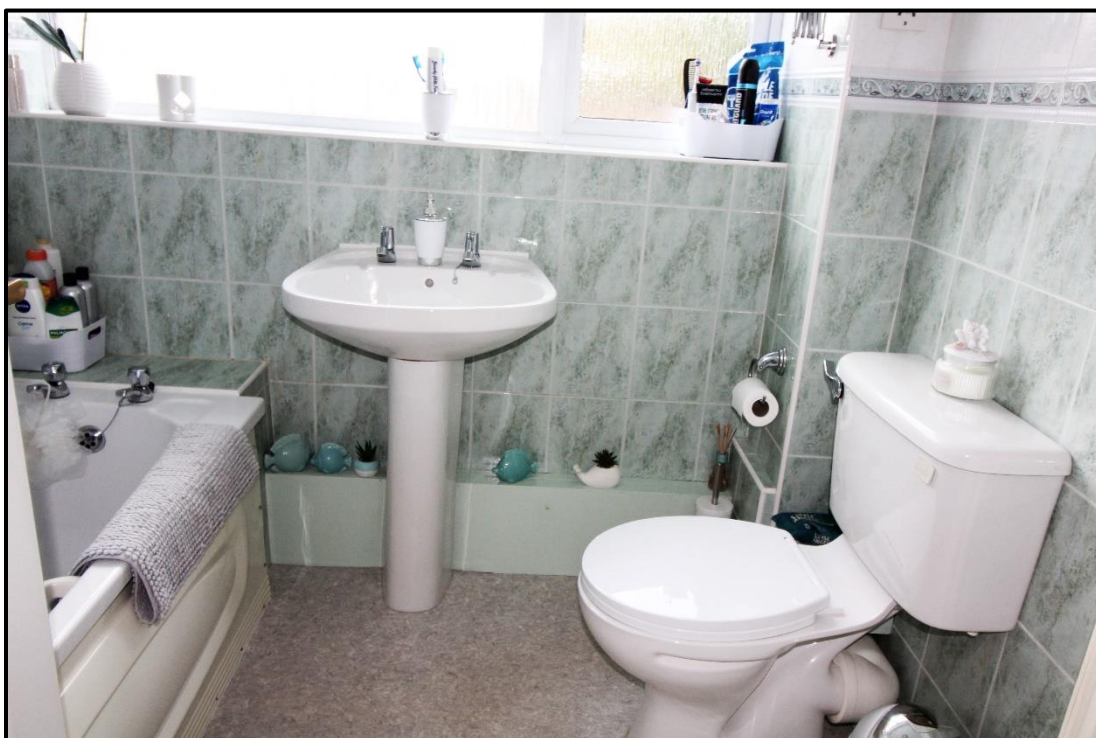


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Bedroom Two measuring approximately 6'4" x 11'4" (1.93m x 3.45m) with rear elevation window having vertical blinds. Panelled radiator (TRV), multi socket power points, coved ceiling and pendant light.

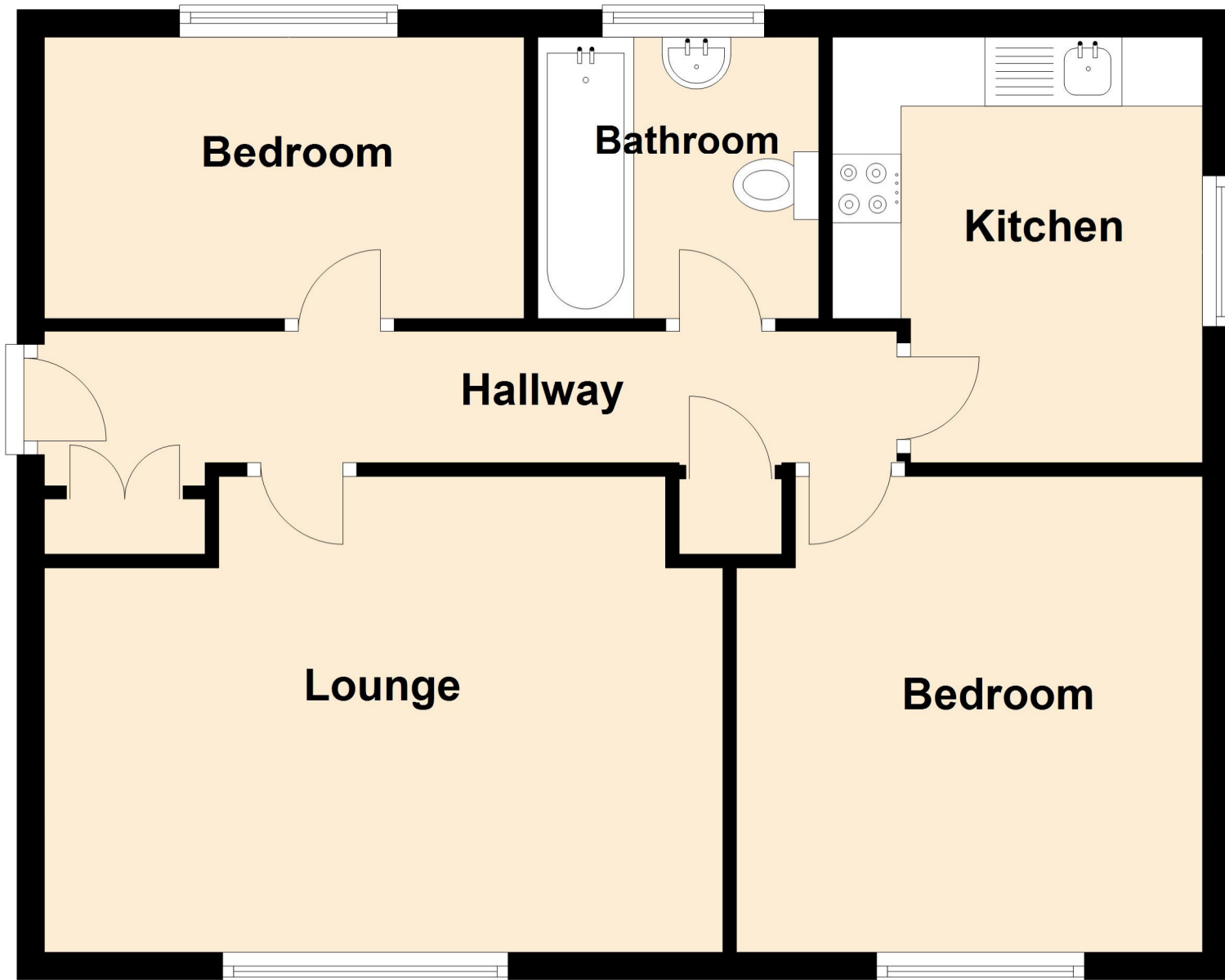


Bathroom white suite comprising of low flush WC, pedestal handwash basin and panelled bath with plumbed in Mira shower with shower head on wall bracket, shower curtain and rail. Ceramic tiled surrounds, panelled radiator (TRV) and chrome towel rail. Opaque glazed window, shaver point, mirror, extractor fan, coved ceiling and ceiling light.



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- Services:** All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property. All floor coverings and wooden curtain poles are included in the sale.
- Tenure:** The property is Leasehold. We believe the freehold is in the ownership of the management company which is formed from the owners of the individual flats known as Redlands House, Management Company Limited.
- Service Charge:** At present, we believe that the service charge is £440.00 per annum for each individual apartment to cover the shared areas and building insurance.
- Interested parties must satisfy themselves through their solicitors regarding the length of the lease and maintenance and insurance policies that would be undertaken by the management.
- Local Authority:** Wychavon District Council
The Civic Centre
Station Road
Pershore
WR10 1PT
- Telephone 01386 565000
- Council Tax:** **Band A**
- NB** For investment purposes, No.4. is tenanted. The rent per calendar month is currently £750.00 which equates to an income of £9000.00 per annum



Mid Floor

Approx. 56.4 sq. metres (606.9 sq. feet)

Total area: approx. 56.4 sq. metres (606.9 sq. feet)