

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



Telephone: 01386 555368

**ESTATE AGENTS**

**1 Ganderton Court**  
**Persore**  
**WR10 1AW**

**For Sale**

**Price £128,000**



**A ONE/TWO BEDROOM RETIREMENT APARTMENT  
FOR THE OVER 55s SITUATED IN A CONVENIENT POSITION  
CLOSE TO THE TOWN CENTRE WITH INDEPENDENT ENTRANCE,  
OFF ROAD PARKING AND COMMUNAL FACILITIES.**

Entrance With Intercom, Extended Hallway With Storage,  
Lounge, Fitted Kitchen,  
Double Bedroom, Bathroom, Electric Heating Communal parking.

**Council Tax C EPC:D (57)**

*Residential Sales Particulars*

## **1 Ganderton Court, Pershore, South Worcestershire WR10 1AW**

### **Situation**

Ganderton Court is a popular development for the over 55s especially because of the location being on the flat level to Pershore High Street and all the town's amenities.

Number 1 Ganderton Court overlooks Broad Street and has an entrance at the rear from the front forecourt to the main building. This one/two bedroom ground floor apartment has neat paved frontage into the hallway and is planned with central hall and storage area, fitted kitchen, main lounge overlooking Broad Street with an integral drop down bed, double bedroom with fitted wardrobes and a bathroom which is quite modern. It is all electric with panelled radiators throughout.

There is non-allocated parking to the front of the main entrance of the building. There is a main communal entrance to all the accommodation which has intercom facility to the individual apartments. There is a communal ground floor lounge with kitchenet for coffee mornings and arranged meetings by the leaseholders. There is also a communal laundrette and an outside drying area. There are also communal gardens around and in the centre of the complex.

There is a House Manager who looks after the various aspects of the complex. Prospective purchasers are required to have an initial interview with the House Manager before purchase.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together 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 five 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 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.

## 1 Ganderton Court, Pershore, South Worcestershire WR10 1AW

### Property Comprises

Paved access to front door being panelled glazed with security lock into



**Hallway** with coconut matwell, boot storage area, intercom telephone and ceiling lights. Electric panelled radiator and emergency pull-cord phone. Useful storage cupboard and multi socket power point, shelving. Panelled glazed folding door to

**Hallway Storage Area** with meter point and consumer unit, open storage area with shelving, rear elevation double glazed window, pendant ceiling light and useful cloaks storage area.

Doors off the hall to

**Lounge** measuring overall approximately 12'4" x 9'10" (3.77m x 2.77m) with front elevation panelled glazed sash windows and secondary double glazing. Louvre fronted storage cupboards. Enclosed folding down bed providing alternative flexibility. Wall light points, ceiling light, emergency pull cord switch, electric panelled radiator and multi socket power points, TV aerial socket.



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**Kitchen** measuring approximately 10'9 x 5'7" (3.32m x 1.73m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Wall mounted storage cupboards. Ceramic hob with extractor hood over and oven and grill under, ample multi socket power points, space for upright fridge / freezer and rear elevation double glazed window. Single drainer stainless steel sink unit with mixer tap, ceiling light and wall mounted fan heater. Electric night storage heater and emergency cord.



**Bedroom** measuring overall approximately 12'2" x 11'3" (3.71m x 3.44m) with front elevation panelled glazed sash window with secondary double glazing looking out to Broad Street. Built-in wardrobe cupboards with louvred fronts. Multi socket power points and pull cord emergency switch, ceiling light.



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**Bathroom** comprising low flush WC, built-in shelving, upright storage cupboard, mirror fronted cabinet and extractor fan. Airing cupboard housing Fortic lagged hot water tank. Fitted shelf and modern bath with walk-in panel, folding shower screen, mixer taps and handrail. Electric shower with shower head on wall bracket, ceramic tiled surrounds. Pedestal hand wash basin, glazed shelf and further mirror fronted cabinet. Pine accessories and emergency pull cord, ceiling light and wall mounted fan heater



**Services:** Mains water, electricity and drainage are connected to the apartment.

**Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property. Telephones and extension points are subject to BT transfer regulations.

**Tenure:** Leasehold.

**Service Charge:** There is a charge of approx. £245 per calendar month and this includes maintenance to communal grounds, maintenance of equipment, ie. The lift and emergency alarm, etc., communal area costs, ie. Lighting and heating plus cleaning, the scheme manager costs, communal furniture ie. Carpets and laundry equipment, insurance of the building not personal possessions and administration.

**Local Authority:** Wychavon District Council  
The Civic Centre  
Queen Elizabeth Drive,  
Pershore  
WR10 1PT  
Tel: 01386 565000

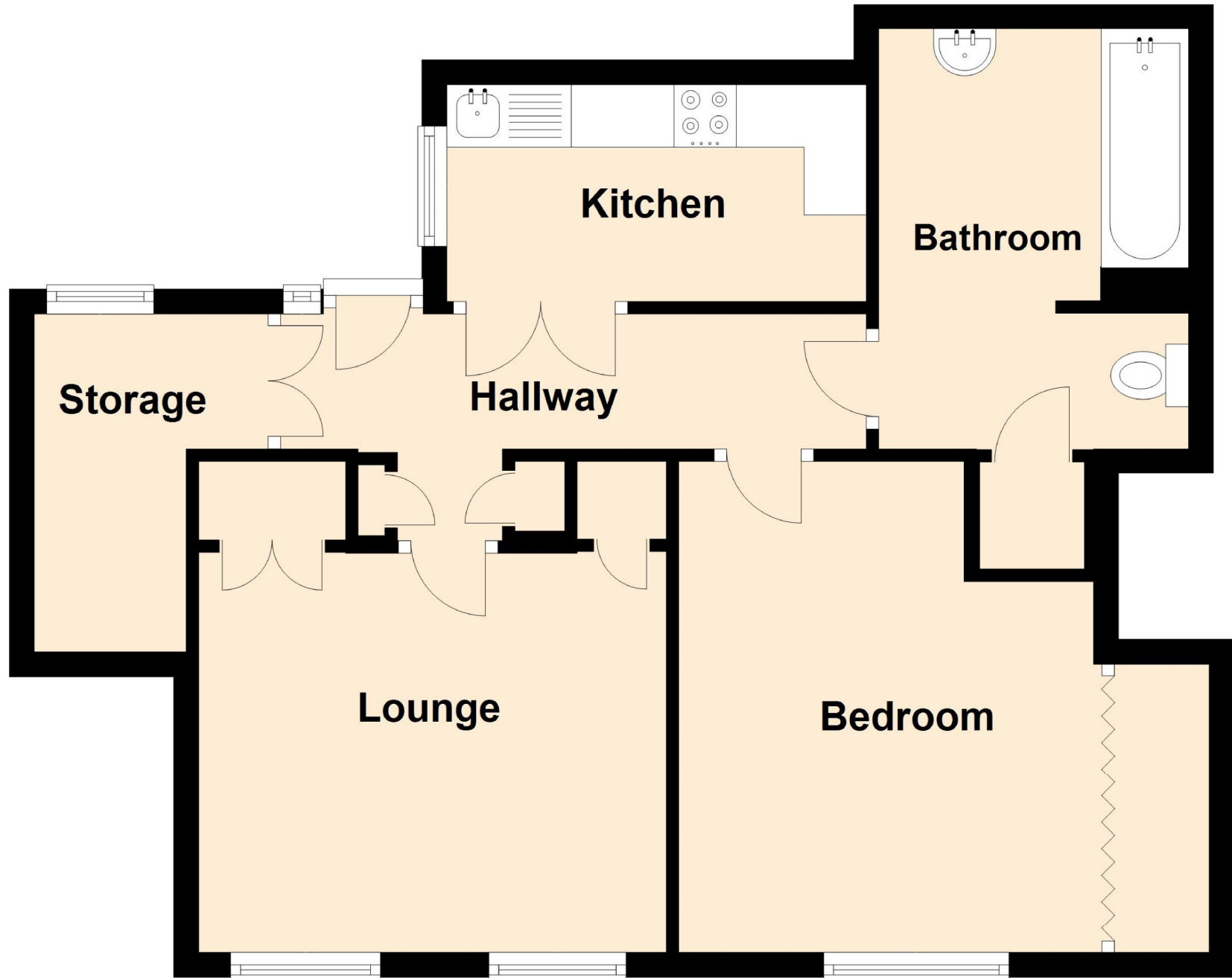
**Council Tax:** Band C

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# Ground Floor

Approx. 55.5 sq. metres (597.7 sq. feet)



Total area: approx. 55.5 sq. metres (597.7 sq. feet)