



**ESTATE AGENTS**

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**19 Ganderton Court,  
Pershore,  
Worcestershire.  
WR10 1AW**

**For Sale**

**Price £124,000**



**A FIRST FLOOR, TWO BEDROOM APARTMENT, SET WITHIN THIS  
RETIREMENT COMPLEX CONVENIENTLY SITUATED WITH  
LEVEL ACCESS TO PERSHORE HIGH STREET AND FACILITIES.**

Communal Main Entrance with Security and Intercom, Communal Lift,  
Independent Entrance to Apartment Hallway, Lounge, Fitted Kitchen,  
Two Bedrooms, Bathroom with Walk-In Shower, Storage and Night Storage  
Heaters, Non-Allocated Parking.

**Council Tax C EPC: E (54)**

*Residential Sales Particulars*

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### **Situation**

Ganderton Court occupies a central position off Broad Street, Pershore, allowing flat and easy access to the town's High Street facilities.

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.

On the ground floor there is a communal lounge, a laundry room and an outside drying area. There are also communal gardens around and in the centre of the complex.

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, plus a variety of adult 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 ten 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**

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**

**Entrance off the First Floor** with fire door having spyhole and security lock into

**Hallway** with ceiling light point, accessible circuit breaker fuse box and master switch, night storage heater, power point and emergency pull-cord. **Airing Cupboard** housing lagged hot water tank with immersion heater with two-hour booster control. Slatted shelving.

**Storage Cupboard** with shelving, light point and coat hooks.

**Lounge/Dining Room** measuring overall approximately 17'4" x 10'5" (5.28m x 3.18m) with night storage heaters, multi-socket power points and ceiling light. Emergency pull-cord, TV aerial socket and BT point. UPVC double glazed window with pleasant views. Door into



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**Kitchen** measuring approximately 10'0" x 6'0" (3.05m x 1.83m) and comprising of range kitchen units having worktop surfaces, drawers and storage cupboards under. Plumbing for automatic washing machine. Ceramic tiled surrounds and single drainer stainless sink unit with mixer tap. Rear elevation window. Ample multi socket power points, built-in double oven with grill and microwave oven. Electric 4-ring hob with extractor hood over. Space for upright fridge/freezer. Wall mounted storage cupboards, ceiling strip light and emergency pull-cord switch.



**Bedroom One** measuring approximately 9'0" x 10'3" (2.74m x 3.12m) with night storage heater, multi socket power points and ceiling light point. Rear elevation double glazed window. Fitted drawers and wardrobe cupboards, matching bedside table with drawers. Coat hooks to back of door. Emergency pull cord.



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**Bedroom Two** measuring overall approximately 12'6" x 5'5" (3.81m x 1.65m) with rear elevation window, light and power points and electric panelled heater. Built-in wardrobe cupboards. Emergency pull cord.



**Bathroom** comprising concealed cistern low flush WC, vanity unit with handwash basin and storage cupboards under. Wall mirror and ceramic tiled surrounds. Upright towel rail/radiator. Walk-in shower with shower handles and seat, Mira electric shower with shower head on wall bracket. Ceiling light point, extractor fan and pull-cord emergency alert. Useful built-in storage cupboards.



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**Outside the Property**

There is unallocated parking. There are communal gardens and easy access to the town centre.



**Services:** Main's 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 £264 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. There is a Scheme Manager who supervises the building and the everyday running of the services. Prospective purchasers are required to have an initial interview with the manager before purchase.

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

**Council Tax:** Band C

