



**ESTATE AGENTS**

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**11 Nightingale Lodge**  
**Pershore**  
**Worcestershire**  
**WR10 1HZ**

**For Sale**

**Price £320,000**



**SET WITHIN THIS POPULAR RETIREMENT HOME A MOST GENEROUS TWO BEDROOM FIRST FLOOR APARTMENT BEING CLOSE TO THE TOWN'S AMENITIES. OFF ROAD PARKING.**

**Communal Security Entrance Porch, Residents Day Room, Lift to First Floor, Entrance, Reception Hallway, Cloakroom, Storeroom, Lounge/Dining Room, Fitted Kitchen, Two Double Bedrooms, Bathroom/Shower, Communal Gardens.**

**Council Band D EPC: B (85)**

*Residential Sales Particulars*

## **11, Nightingale Lodge, Defford Road, Pershore, South Worcestershire WR10 1HZ**

### **Situation**

Number 11 Nightingale Lodge, is set on the first floor of this retirement development built by Churchill Home who specializes in providing luxury accommodation for the over 60s. This apartment has a southwest elevation providing good natural light with entrance off the main hallway which can be accessed by the internal lift. There is good sized reception hall, excellent storage facilities with cloak room and cloaks cupboard together with a further storeroom with slatted shelving and housing the consumer unit and meter point. There is fitted kitchen and good sized lounge dining room with triple elevation windows making a spacious room. The bedrooms are doubles and the bathroom has modern shower facility.

Within the development, there is a communal lounge for meetings and re-creational purposes, there are pleasant gardens which overlook the cricket ground and parking to the front of the property available for residents.

There is a management service cost of £3,417.97 per half year, this covers the heating costs to the building and shared areas, the insurance of the building and the window cleaning service, garden maintenance and management costs being part of living within this complex. The independent costs to the residents will be their electricity used within the apartment, their contents insurance and the council tax.

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

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the north east, 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 major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre.

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**Property Comprises**

A communal entrance into the property and access to the lift to the first floor.

**Entrance** via door with security locks, spy hole and letter box into

**Reception Hallway** with pendant light, central heating thermostatic control and power point. Central heating radiator, coved ceiling and useful cloaks cupboard with coat hooks on rail and shelving. Walk-in store cupboard with slatted shelving, electric meter point and consumer unit. There is automatic light switch



**Cloak Room** comprising pedestal hand wash basin with tiled splash back and glazed shelf with mirror over. Concealed cistern low flush WC and chrome accessories. Wall mounted towel rail / radiator with TRV (electric), extractor fan, ceiling light and mirror fronted cabinet.



From the hall there is panelled glazed door leads into



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**Lounge / Dining Room** measuring overall approximately 17'3" x 13'2" (5.26m x 4.27m) minimum with bay window to south elevation and front aspect double glazed windows. Roller blinds and curtains are fitted. Panelled radiators with TRV, coved ceiling and pendant lights. Ornamental fireplace with electric fire inserted, ample power points and TV socket. BT Open Reach main socket.



Panelled glazed door into

**Kitchen** measuring approximately 6'9" x 9'4" (2.06m x 2.84m) with range of fitted kitchen units comprising work top units, drawers and storage cupboards under, single drainer stainless steel sink unit with mixer tap. Plumbed in enclosed washing machine, built-in freezer and fridge, wall mounted storage cupboards. There are inset ceiling lights and ceramic tiled surrounds. A southerly elevation window with views to Bredon Hill (roller blind). Extractor fan and Dimplex wall heater, multi socket power points and Zanussi oven and grill with storage cupboards under and over



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Off the hall there is

**Bedroom One** measuring approximately 9'4" x 15'7" (2.84m x 4.75m) to include built-in wardrobe cupboards, multi socket power points and BT points. There is coved ceiling and pendant light, panelled radiator with TRV. TV aerial socket, front elevation double glazed window with roller blind and curtains.



**Bedroom Two** measuring approximately 9'2" x 14'2" (2.79m x 4.32m) minimum with panelled radiator with TRV. Front elevation double glazed window with roller blind and curtains, coved ceiling, pendant light and multi socket power points.



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**Bathroom** comprising shower cubicle with sliding doors, low flush WC and vanity unit hand wash basin with mixer tap and cupboards under. There is wall mirror and mounted storage cupboard with inset light over, ceramic tiled surrounds and upright radiator / towel rail (with electrical thermostatic control ). Extractor fan, ceiling light and enclosed shave point.



**Services:** Mains electricity, water and drainage 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.

**Tenure:** The property is Leasehold with 125 years remaining from 1<sup>st</sup> of May 2017(ground rent half yearly £152.03 currently)

**Local Authority:** Wychavon District Council,  
The Civic Centre,  
Station Road,  
Pershore  
WR10 1PT Telephone 01386 565000

**Council Tax:** Band D



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**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)**

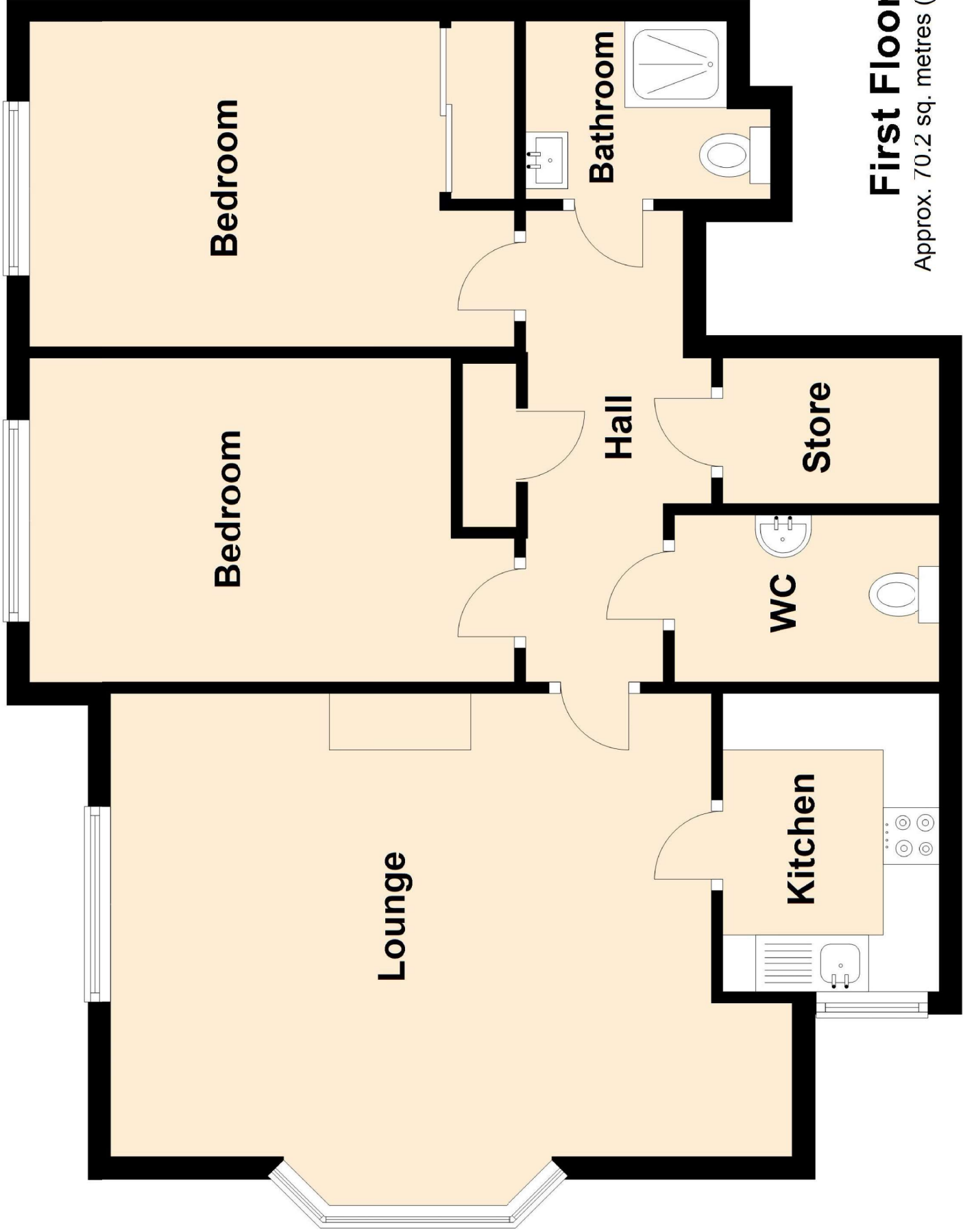
(Conditions under which particulars are issued)

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.



JMB1929  
AUGUST 2024





### First Floor Flat

Approx. 70.2 sq. metres (755.7 sq. feet)

Total area: approx. 70.2 sq. metres (755.7 sq. feet)