



Apt 16, Nightingale Lodge Defford Road, Pershore
Pershore

Guide Price **£240,000**



Apartment 16

Nightingale Lodge Defford Road,
Persnore

- One bedroom first floor retirement apartment with lovely views of the landscaped garden to the cricket ground
- Fully fitted kitchen with integrated appliances
- Spacious double bedroom with built-in wardrobe
- Contemporary shower room
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Landscaped gardens
- A Guest Suite is available for friends and family to stay in at an additional cost

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B



A well-presented first-floor one-bedroom retirement apartment offering spacious and immaculately maintained accommodation, with lovely views of the landscaped garden to the cricket ground. The property is situated within this popular and highly regarded retirement development built by Churchill Retirement Living Ltd, on the site of the former Pershore Cottage Hospital. The town centre is conveniently located within a few minutes' walking distance.

The service charge includes building insurance, Careline service, electricity (including 24/7 central heating), hot water, window cleaning, building repairs and maintenance, lift maintenance, water rates, communal area lighting, heating and cleaning, garden maintenance, and the services of a Lodge Manager five mornings per week.

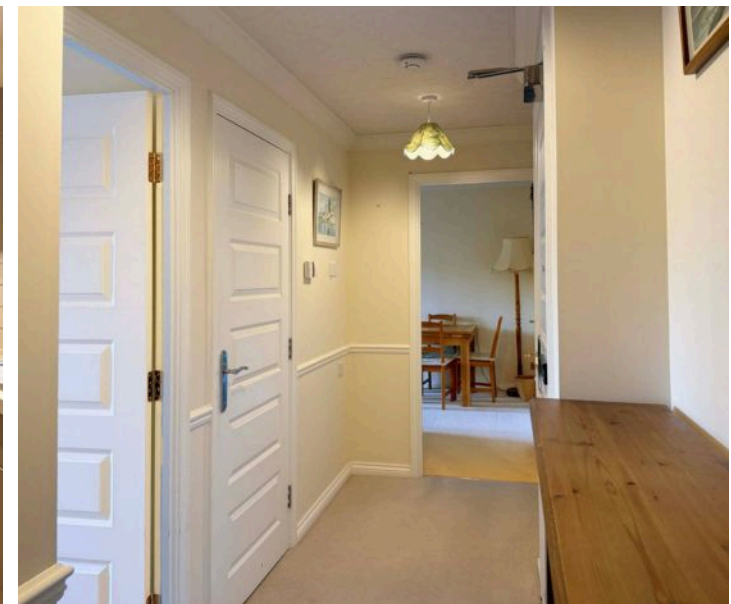
The Living Room offers ample space for living and dining room furniture and a french door opens to a Juliet balcony, with lovely views of the landscaped garden to the cricket grounds.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, washer/dryer, fridge and frost-free freezer. A window provides light and ventilation.

The Bedroom is a good-sized double with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful walk-in storage cupboard located in the hallway.





Eligibility

All prospective purchasers are required to attend an eligibility interview with the Lodge Manager.

Tenure: LEASEHOLD

Local District Council: Wychavon

Council Tax band: A

EPC Rating: B

LEASEHOLD INFORMATION

We have been advised by the vendor of the following information which should always be verified by a solicitor:

Lease term: 125 years ending 04/05/2142

Remaining years: 116

Ground Rent: £ 814.78 / annum





Total area: approx. 530.5 sq. feet