



2 Weir Gardens, Pershore

Pershore

Guide Price **£450,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



2 Weir Gardens

Pershore, Pershore

- No Onward Chain
- Terraced two double-bedroom property
Spacious 21'3 x 16'6 converted attic room
- Beautiful views of the riverside garden Parking and a garage
- A few minutes walk from the centre of Pershore
- Residents must be aged 55 and over
- A quarterly maintenance fee of £210 applies
- Pets are not allowed to be kept by residents

Weir Gardens, located off Bridge Street, is a small riverside development designed specifically for those aged 55 and over. Overlooking the riverside garden, with parking and a garage. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



The accommodation comprises an entrance hall with access to understairs storage and a cloakroom, a large reception room with views of the riverside garden and a fireplace surround, with a gas fire inset, and a fitted kitchen/breakfast room with a double oven and hob. To the first floor is a landing area, bedroom one fitted wardrobes and views over the gardens and river, bedroom two with fitted wardrobes and access to the converted attic room, and a fitted shower room.

The spacious 21'3 x 16'6 converted attic room has eave storage space and a Velux window.

To the rear of the property is a private terrace overlooking the beautifully maintained communal gardens and the river. The gardens lead down to the river, past a communal Pavilion, to the moorings.

To the front of the property is a parking space for one vehicle, and access to an en-bloc single garage.

The properties are freehold and managed by the residents, with a quarterly service charge of £210 covering the maintenance of shared areas. Its central location makes it convenient for accessing Pershore's town amenities, including doctors' surgeries and supermarkets.

The property also benefits from gas-fired central heating, double glazing throughout and access to high-speed broadband internet.

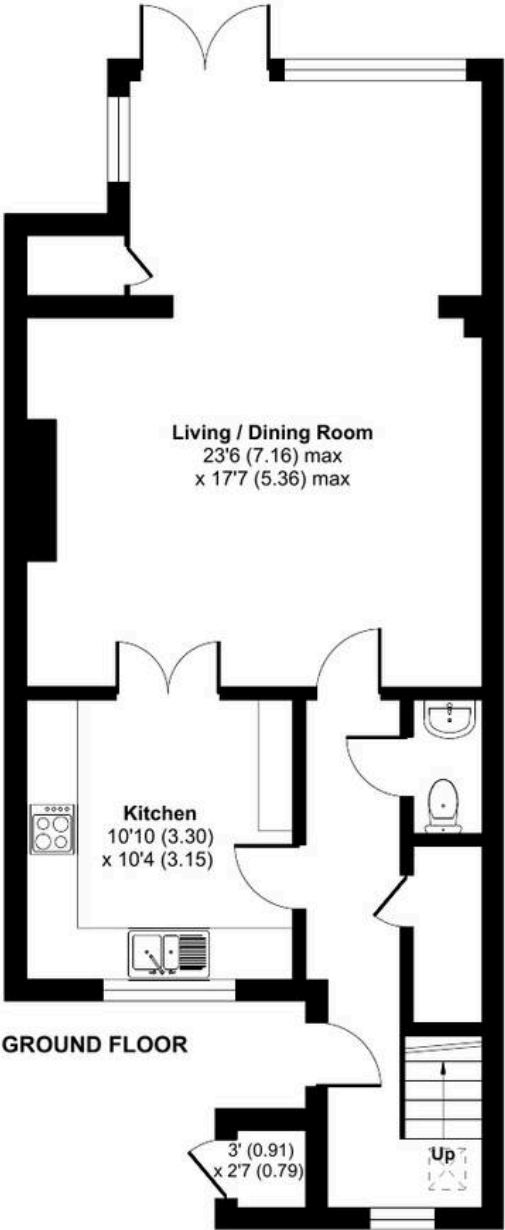




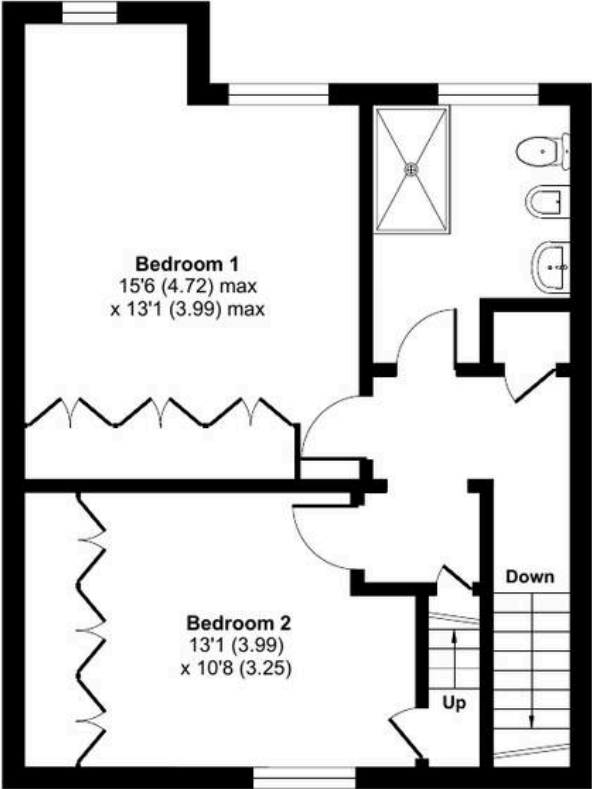
Weir Gardens, Pershore, WR10

Approximate Area = 1469 sq ft / 136.4 sq m
 Limited Use Area(s) = 214 sq ft / 19.8 sq m
 Garage = 113 sq ft / 10.4 sq m
 Outbuilding = 8 sq ft / 0.7 sq m
 Total = 1804 sq ft / 167.3 sq m

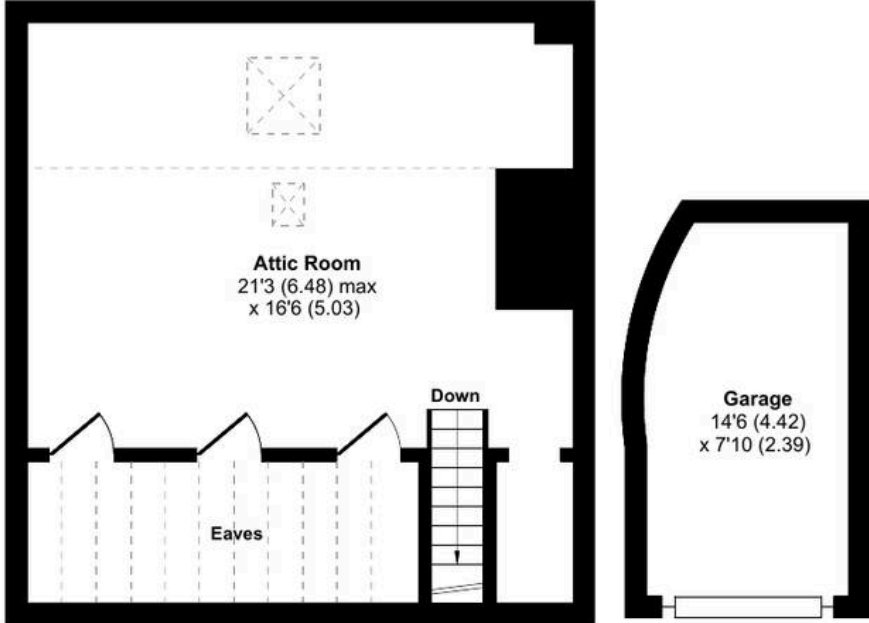
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Jason Jones & Associates. REF: 1184635



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