



# Nightingale Lodge

Asking Price £215,000

- A spacious one bedroom ground floor apartment
- Churchill retirement living complex for the over 60s
- Onsite manager
- Communal lounge, landscaped gardens and parking
- Within the apartment itself: Lounge; kitchen; double bedroom with fitted wardrobes and shower room
- Well presented throughout
- Walking distance of the town centre
- NO ONWARD CHAIN

Nigel Poole  
& Partners

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Pershire

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**\*\*RARE OPPORTUNITY TO PURCHASE AN OVER 60'S GROUND FLOOR RETIREMENT APARTMENT BUILT IN 2017\*\*** One bedroom ground floor retirement apartment within close proximity to Pershore town centre and local amenities with a bus stop immediately outside. Includes communal facilities such as a sitting room and gardens. The apartment comprises; entrance hall, living room, kitchen, one bedroom and shower. There are communal gardens and parking for residents.

## Front

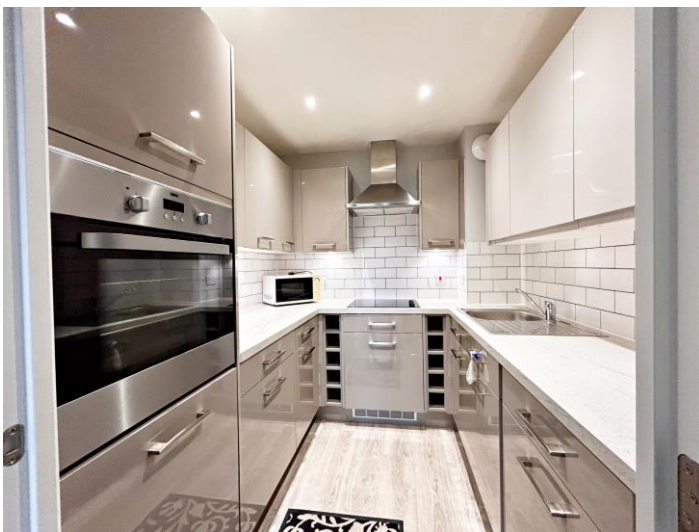
One bedroom ground floor apartment in a popular retirement development close to Pershore town centre. Off road parking for residents.

## Entrance Hall

Spacious entrance hall with clear glazed doors leading off. A walk-in hallway cupboard with electric point, hanging rail and ample shelving for storage and airing.

## Kitchen 7' 9" x 7' 2" (2.36m x 2.18m)

Clear glazed door from the lounge. Range of wall and base units surmounted by work surface. Integrated appliances including four ring ceramic hob and extractor hood, eye level oven, fridge, freezer, washer dryer and a stainless-steel sink and drainer. Under cupboard lighting.



## Living Room 14' 9" x 10' 8" (4.49m x 3.25m)

Double glazed French door and window which open out onto your own patio capturing the afternoon sun. Fireplace with a living flame electric fire. Telephone and television point. Electric sockets at waist height throughout the apartment for ease of use. Radiator.



## Bedroom One 13' 9" x 9' 1" (4.19m x 2.77m)

Double glazed French door and window which open out onto your own patio capturing the afternoon sun. Mirrored sliding doors into the fitted wardrobe with ample hanging space and shelving. Television point. Radiator.

## Shower Room 6' 11" x 5' 6" (2.11m x 1.68m)

Walk in shower cubicle with a mains fed shower. Vanity wash hand basin and a high-level WC for ease of use. Wall mounted mirrored vanity cupboard. Care line alarm. Heated towel rail.

## Additional Information

An over 60's retirement development which provides off road parking for residents, communal gardens and a sitting room with a kitchen for regular functions. Pets allowed. A guest suite is available for visitors up to seven days at a price of approx. £15 per night (approx. £20 for an extra occupant). Residents and a guest are also allowed to stay at other Churchill Retirement Living developments (approx. £15/£20 per night subject to availability). An outside covered lobby with electric points for the use of residents mobility scooters. Abbotswood surgery next door. Approximately 121 years left on the lease.

## Service Charges

Service charge of approx. £4,706.84 pa which includes insurance, cleaning and electricity in communal areas, gardening services, care line, a lodge manager five mornings a week, weekly functions, hot water & water rates. Ground rent approx. £814.78 pa.

## Pershore

The market town of Pershore is famed for its elegant Georgian architecture, magnificent Abbey and the charming River Avon. The town enjoys a wealth of amenities which include, various high street retailers, salons, supermarkets, doctors' surgery, dental surgeries, theatre and cinema, Leisure Centre together with restaurants, pubs, and cafes. Set in the heart of the Vale Of Evesham, it has a wealth of history and heritage. The impressive medieval Pershore Abbey was founded in 689AD by King Oswald. Most of the Abbey's architecture is from the 13th century and today it is dominated by the tall pinnacle tower.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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