Bomford & COFFEY LIMITED
ESTATE·AGENTS

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Residential Sales Particulars

2 The Cooperage
25 Bridge Street
Pershore
Worcestershire
WR10 1AJ

For Sale **Price £279,950**

A Ground Floor, One Bedroom Apartment Set within this Prominent and Historic Building. Presented to a High Standard with Off Road Parking, Beautiful Shared Gardens with River Frontage and Easy Walking Distance to the Town Centre.

Courtyard Entrance, Reception Hallway, Open Plan Kitchen/Dining Room with Lounge. Large Double Bedroom, Full Bathroom Suite, Separate Boiler Room/ Storage. Off Road Parking, Gardens.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches tolerance.

2 The Cooperage, 25 Bridge Street, Pershore, Worcestershire, WR10 1AJ

Situation

The Cooperage is a historic Grade 11 listed Georgian building, with Apartment 2 being offered for sale which occupies a ground floor situation overlooking Bridge Street. There is rear courtyard entrance with intercom and door release to the front of the building. This superbly presented one-bedroom ground floor apartment has open plan living accommodation with well fitted kitchen/dining area and bay window to the lounge. There is reception hallway with master bedroom and full bathroom suite, including separate shower. The property has electric central heating and is beautifully presented.

There is off road parking within the rear courtyard and the communal gardens with river frontage are a delight.

The 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, 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. The new Worcestershire Parkway Station is being developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outline 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 and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

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The Property Comprises of

Entrance with lantern light, solid door with double glazed panel and security lock into

Reception Hall with enclosed panelled radiator, large wall mirror, wall light points, intercom phone. Louvered blinds to window, inset ceiling lights and solid oak doors off to

Open Plan to

Kitchen measuring overall approximately 10'5" x 11' (3.20 x 3.35m) with a range of fitted kitchen units comprising of work top surfaces with lights over, drawers and storage cupboards under. Fitted dishwasher, fitted Bosch washer/dryer and slimline wine cooler. Base level corner carousel storage cupboard. Fitted fridge. Ceramic four-ring hob top (Bosch) with oven and grill under, stainless steel extractor hood over. Ceramic tiled surrounds. Ample multi socket power points. One and a half bowl stainless steel sink unit with mixer tap. Large wall mirror, enclosed radiator and wall mounted storage cupboards. Inset ceiling lights and spot light point. Attractive timber-style floor covering overall.

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Kitchen

Dining Area measuring overall approximately 16'7" x 10' (5.09 x 3.05m) with recessed shelving, exposed timber beam, enclosed radiator, attractive bay window with louvered blinds. Ample power points, BT socket and TV aerial connection. Further inset ceiling lights.

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Lounge

Boiler/Storage Room with Heatrae Sadia electric central heating system with pressurised hot water tank, useful storage and consumer unit, ceiling light and power points.

Master Bedroom measuring overall approximately 14'3" x 13'7" (4.36 x 4.17m). Being a large double bedroom with wall light points and window overlooking courtyard with louvered blinds. Inset ceiling lights, panelled radiator and multi socket power points. Lamp light sockets.

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Bathroom measuring 12' x 5'5" (3.66 x 1.68m) minimum. With walk-in shower, extractor fan, ceramic tiled surrounds, shower screen. Claw foot bath with attractive mixer taps. Full length wall mirror. Low flush WC. White ceramic floor covering with upright towel rail/radiator in chrome. Half panelled radiator with thermostatic control, inset ceiling lights, pedestal hand wash basin with co-ordinated splashback, mixer tap and mirror over. Shaver point with light.

Outside the Property

There is vehicular access off Bridge Street with security bollard and gate to brick paved internal courtyard. There is allocated parking for the residents. There is bicycle store and enclosed bin store. Communal gardens smartly kept with rockeries and tended landscaped borders down to river frontage. BBQ area, table and chairs for parties. Timbered landing stage and garden store. The property also benefits from shared storage space in the cellar.

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Parking

Garden

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River Frontage

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Services	Mains water and electricity and drainage are connected to this property. There is Heatrae Sadia electric boiler. 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 a remainder of a 249-year lease.
Annual Ground Rent	Annual ground rent **f**or Apartment 2 is £250.00

Parking Space Ground Rent £50.00 per annum

Service Charge for 2019	£2450.00 (including £500 contribution to sinking fund to cover repairs and maintenance).
Local Authority:	Wychavon District Council, The Civic Centre, Station Road, Pershore WR10 1PT Telephone 01386 565000
Council Tax:	**Band B**

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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