

Connells

The Flats Farleigh Road
Pershore

The Flats Farleigh Road
Pershore WR10 1LA

For Sale guide price
£90,000







Property Description

This property is a spacious two bedroom apartment providing comfortable and practical accommodation, making it an ideal choice for first time buyers, downsizers or investors. The property is situated on the second floor and benefits from a beautiful distant view of the Bredon Hills.

The accommodation comprises of a entrance hallway providing access to the bathroom and living room. Off the living room you will find the kitchen and two well proportioned bedrooms. There is also a utility room which can be accessed on the corridor next to the apartments front door on the second floor. Outside benefits from an en bloc garage and off street parking for residents.

This property has right to manage and is not subject to an annual service charge

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Location

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.

The new Worcestershire Parkway Station has been 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. The property is within easy walking distance of first school, High School, Pershore Station & all town centre amenities.

Accommodation Details

Second Floor

Entrance Hall

Ceiling light, storage, doors to bathroom and living room

Living Room

Ceiling light, electric heating panel, Front facing window

Kitchen

Ceiling light, Rear facing window, range of wall and floor units, stainless steel sink and drainer, space for oven with extractor fan and fridge/freezer

Bedroom One

Ceiling light, Front facing window, Built in wardrobe, storage cupboard, electric heating panel

Bedroom Two

Ceiling light, Rear facing window, built in wardrobe

Bathroom

Ceiling light, Rear facing window, WC, Wash hand basin, walk in shower

Utility Room

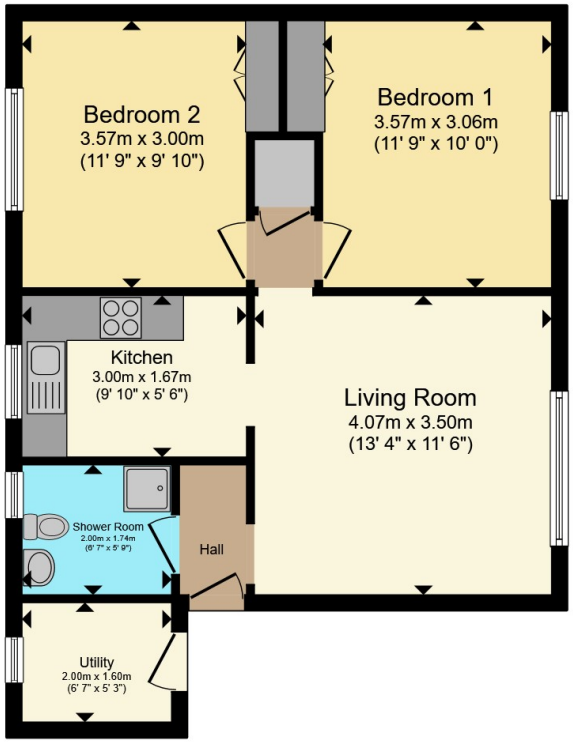
Ceiling light, rear facing window, water and electric

Services

All mains' services are connected to the property with the exception of mains gas supply.







Total floor area 57.6 m² (620 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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Ankerage Green
WORCESTER WR4 0DZ

EPC Rating: F

Council Tax Band: A

Service Charge: 720.00

Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVL307772

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.