

Asking Price £199,000 Leasehold

1 Bedroom, Apartment - Retirement

14, Nightingale Lodge Defford Road, Pershore, Worcestershire, WR10 1HZ

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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Nightingale Lodge

An exclusive development of 23 one and two bedroom apartments a short walk from the high street of the picturesque market town of Pershore.

The ancient Abbey, Park and town centre are all just a short walk from the development, which means visits to the twice-weekly indoor market and regular farmers' markets are within easy reach. For the discerning shopper, Pershore is a delight, having maintained a wonderful selection of independent shops and welcoming pubs and restaurants.

Public transport is easily accessible with a bus stop directly outside the development on Defford Road. As well as this excellent road and rail links makes Pershore easily accessible by road and rail – with trains direct from London Paddington and the M5 just 7 miles away.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Nightingale Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Nightingale Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Nightingale Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

ONE BEDROOM RETIREMENT APARTMENT

This delightful one bedroom first floor apartment is presented in fantastic order and offers spacious and well-proportioned accommodation throughout. This property is ideally positioned close to the guest suite, lift and stairs and is offered with vacant possession and no onward chain.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A window fills the room with natural light.

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, dishwasher, washing machine, fridge and freezer.

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

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

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!







Features

- One bedroom first floor apartment
- Fully fitted kitchen with integrated appliances
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Landscaped gardens
- Lift to all floors
- Lodge manager available 5 days a week
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







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Key Information

Service Charge: (Year ending 31st May 2027): £4,582.91 per annum.

Ground Rent: £814.78 per annum. To be reviewed in November 2031.

Council Tax Band C

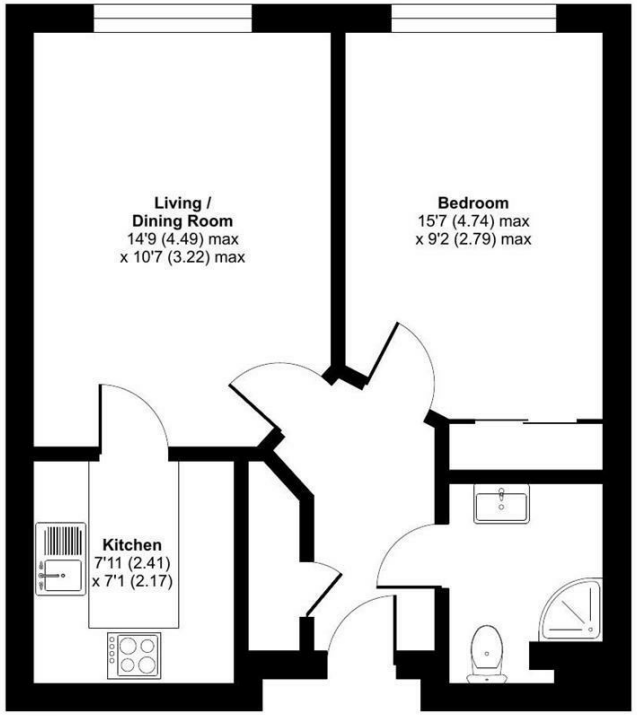
125 year lease commencing 2017

Please check regarding Pets with Churchill Estates Management.

Service charges include Careline system, buildings insurance, heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 459 sq ft / 42.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1540518

EPC Rating: B

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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