



Flat 6 Stockton House, Evergreen Way, Stourport-On-Severn, DY13 9GJ

We are delighted to offer For Sale this modern style apartment which is located in a quiet corner just off Evergreen Way on the popular Millfields development positioned on the Hartlebury side of Stourport and offers easy access to the local road networks, Hartlebury Common and town centre. Situated on the second floor the accommodation briefly comprises a fitted kitchen diner, generous sized lounge, master bedroom with ensuite, second double bedroom and a bathroom. Benefiting further from allocated parking, electric heating and double glazing. An internal inspection is required to fully appreciate this delightful apartment which is offered for sale with NO UPWARD CHAIN.

EPC band D.
Council Tax Band B.

Offers Around £155,000

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Comunal Entrance

Having a security intercom system, door opens in and a staircase rises to the first and second floors.

Entrance to Apartment

Door opens into the "L" Shaped hallway.

Hallway

Having doors to all rooms, storage cupboards and intercom phone.

Lounge

14'9" x 12'1" (4.5m x 3.7)



Having double glazed double doors to the rear with Juliette balcony and electric panel heater.

Dining Kitchen

14'9" max 9'10" min x 11'9" (4.5m max 3.0m min x 3.6m)



Fitted with a range of wall and base cabinets with white gloss fronted doors with complimentary work surface over, one and a half bowl sink unit with mixer tap, Built in appliances including an electric oven, microwave, electric hob with hood over, fridge / freezer, dishwasher and washer dryer, part tiled walls, tiled flooring and double glazed window to the rear.

Bedroom One

11'5" x 10'2" (3.5m x 3.1m)



Having a double glazed window to the front, feature cladding to one wall, built in wardrobes and door to the ensuite.

Ensuite

10'2" x 4'11" plus 2'11" x 2'11" (3.1m x 1.5m plus 0.9m x 0.9m)



Fitted with a white suite comprising of a shower enclosure, pedestal wash hand basin, W/c, part tiled walls, inset lighting and electric wall heater.

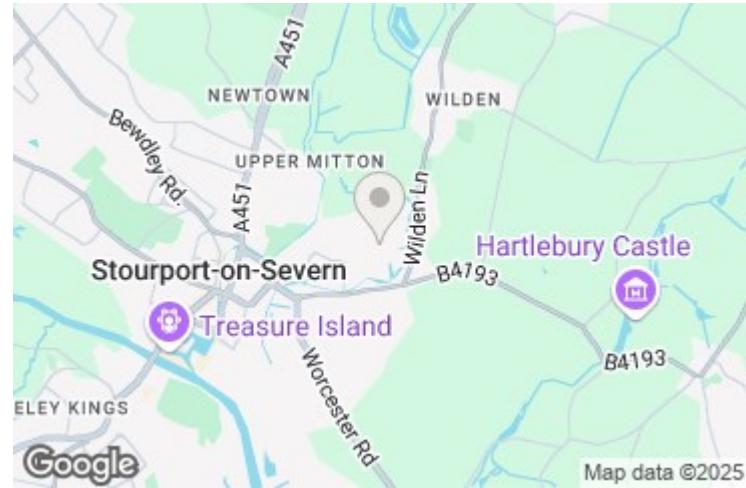
Bedroom Two

12'1" x 9'6" (3.7m x 2.9m)

Having a double glazed window to the front.

Bathroom

6'10" x 5'6" (2.1m x 1.7m)



Fitted with a white suite comprising a panel bath, pedestal wash basin, W/C, part tiled walls and a heated towel rail.

Outside

Allocated parking space

Tenure - Leasehold not verified

The owner states that the property is leasehold; ground rent and other charges may be payable. However all interested parties should obtain verification through their solicitor.

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	