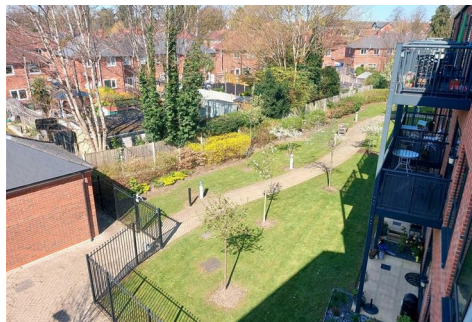




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56 School Gardens, Stourport-On-Severn, Worcestershire, DY13 8ES

This deluxe second floor retirement apartment is situated within this popular complex built circa 2018 set within the heart of Stourport on Severn Town Centre the location offers easy access to the local shops, road networks, bus links and walks along the picturesque canal and River Severn. Being run by Bromford Housing the luxury development is for those aged 55 years and over and boast a wealth of on-site facilities in addition to its convenient location. The incredibly well cared for modern apartment briefly comprises an entrance hall, open plan living with designated kitchen and living areas, bedroom and shower room. Benefitting from the distinct advantage of No Upward Chain and as a 75% Share purchase.

EPC Band B.
Council Tax Band C.

75% Share £159,750

56 School Gardens, Stourport-On-Severn, Worcestershire, DY13 8ES

School Gardens



School Gardens has been designed as a retirement community set within the Town Centre area of Stourport on Severn, built upon, and incorporating the former Primary School if offers a variety of on-site facilities which include a Café Bistro, residents lounge, hair salon, gym, communal gardens etc... in addition to easy access to the local shops, parks and Riverside Area. Offering a secure entrance system and 24 hour on-site team you can relax knowing that loved ones are safe. Parking may be available at an additional cost of approximately £tbc per month - limited availability and enquiries for these would need to be direct to Bromford.

A personal visit to the development is essential to fully understand and appreciate all that is on offer

School Gardens Entrance

Secure entrance system leads to the communal area with Bistro and facilities just off and security doors through to the apartments. There are stairs and lifts to the floors above with this particular apartment being located to the second floor.

Apartment Entrance Door

Opening to the entrance hall.

Entrance Hall

A spacious hall with coving to the ceiling, radiator, doors to the living area, bedroom, shower room, and airing cupboard.

Open Plan Living



Living Area

14'1" x 13'9" (4.30m x 4.20m)



Having double glazed sliding patio doors with Juliet Balcony, radiator, coving to the ceiling, tv aerial point, and open to the kitchen area.

56 School Gardens, Stourport-On-Severn, Worcestershire, DY13 8ES

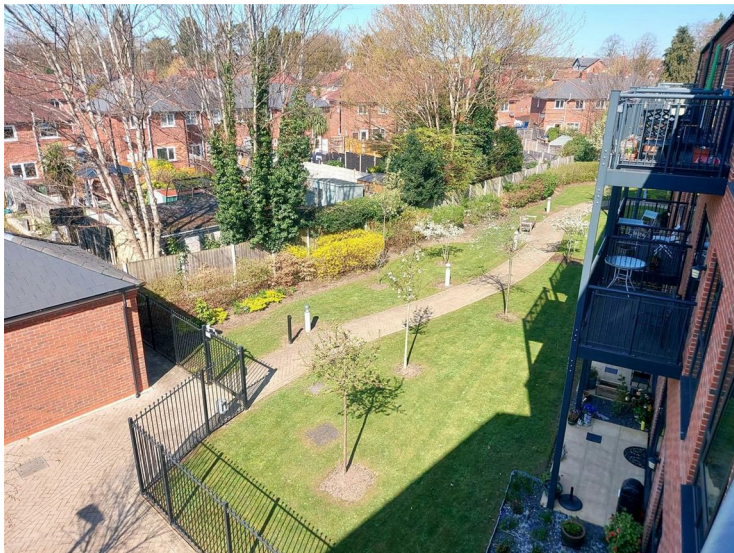
Outlook



complimentary worksurface, built-in oven, microwave and hob with hood over, integrated fridge-freezer, washer dryer and dishwasher, one and a half bowl sink unit mixer tap, inset spotlights, and double glazed internal window to the communal area.



Outlook



Bedroom

13'9" x 10'9" (4.20m x 3.30m)



Kitchen Area

10'5" x 8'6" (3.20m x 2.60m)



Having a double glazed window, fitted wardrobe, radiator, and coving to the ceiling.

A beautifully fitted kitchen with wall and base units having a

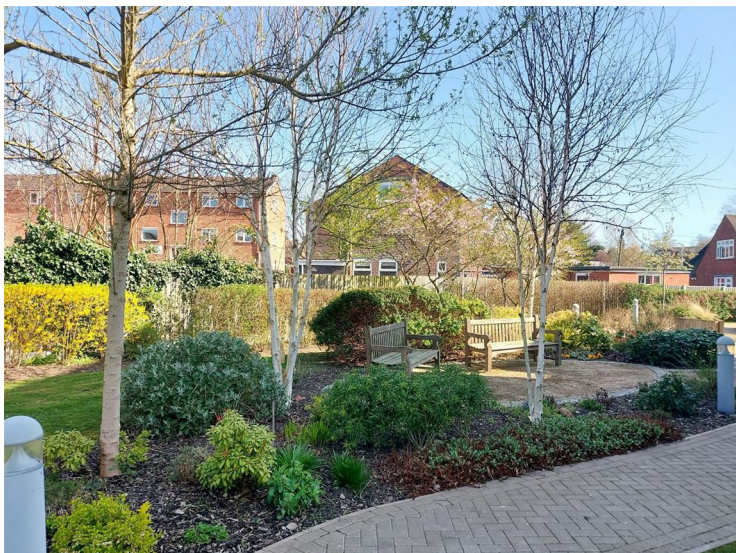
56 School Gardens, Stourport-On-Severn, Worcestershire, DY13 8ES

Shower Room



Having a shower area with hinged glazed shower screen and tiled surround, base units for storage with counter top over, inset wash basin and w/c with concealed cistern, wall mounted mirror, and heated towel rail.

Grounds



Agents Note

School Gardens is development run by Bromford Housing and any perspective purchaser will be required to submit and be successful in an application to Bromford.

Council Tax

Wyre Forest DC - band A.

Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

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.

As of April 2025 the seller/Bromford has informed us of the following information;

Service Charge - £685.85 per month - a breakdown of all services can be available on request.

Ground Rent - £250 per year

Lease Length - 125 years from May 2018

We still advise all prospective purchaser to obtain verification through their solicitor.

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.

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.

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.

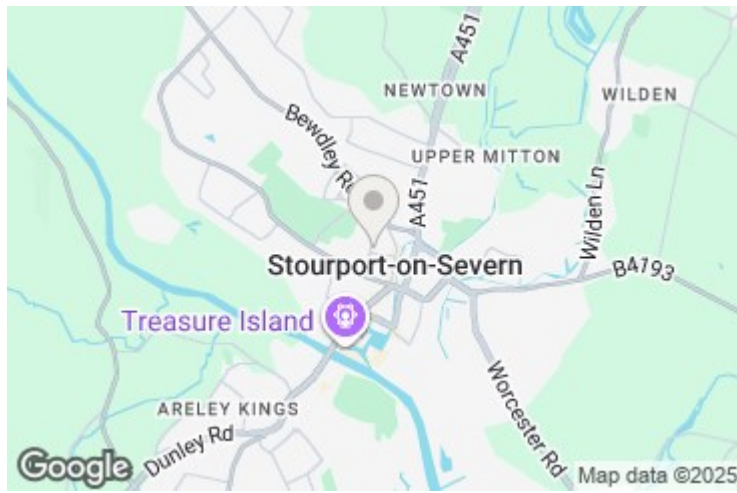
Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

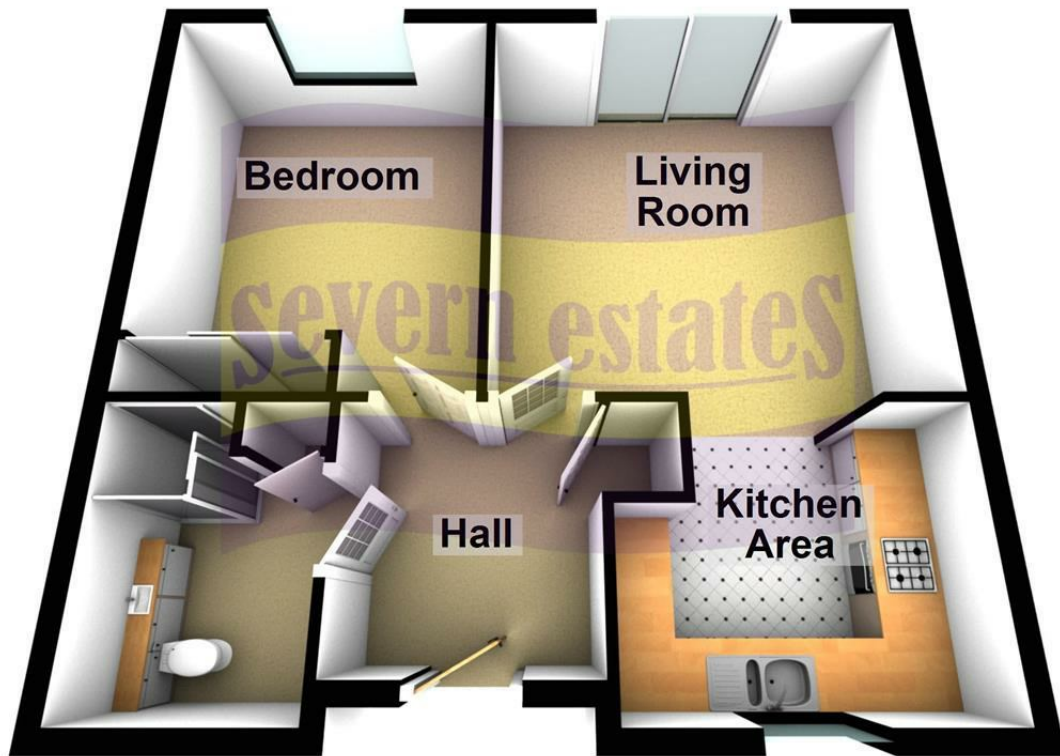
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-030425-V1.0

56 School Gardens, Stourport-On-Severn, Worcestershire, DY13 8ES



School Gardens



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 