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### 11 Severn View, Stourport-On-Severn, Worcestershire, DY13 9FE

This modern waterside Penthouse apartment is situated in the enviable position overlooking the basin and benefitting from a full width balcony. Located on the popular 'Waters Edge' development built by Messrs. Barratt Homes, the development is centred around the reconstructed basin and offers easy access to Stourport on Severn town centre and its amenities, including shops, main road networks and picturesque walks. Having been well cared for by the current owners the apartment is situated on the top floor and briefly comprises a modern open plan living, dining and kitchen area, two bedrooms, ensuite shower room and a bathroom. Benefiting further from allocated parking, electric heating, double glazing and balcony with views over the basin. An internal inspection is required to fully appreciate the apartment on offer. Energy rating TBC.

**Offers Around £184,950**



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### Communal Entrance

Entrance door leading into the hall with a staircase rising to the floors above with this apartment located on the third floor.

### Entrance Door

Opening to the hall.

### Entrance Hall

With an electric heater, airing cupboard and doors to both bedrooms, bathroom and open plan living area.

### Open Plan Living



### Lounge Area

20'4" x 11'9" max, 8'10" min inc. dining area (6.20m x 3.60m max, 2.70m min inc. dining area)



Having double glazed double doors with full length side panel open to the balcony and providing views of the basin, electric heater and feature fireplace with inset electric fire.



### Dining area



Having an electric heater and open plan to the kitchen area.

### Kitchen Area

10'5" x 7'6" (3.20m x 2.30m)



Fitted with wall and base units with complementary



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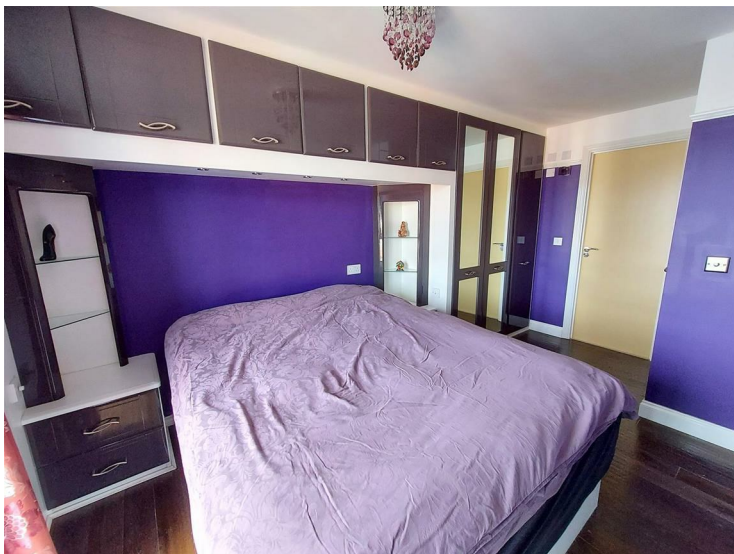
worksurface over, single drainer sink unit with mixer tap, built in oven and hob with stainless steel splash back and hood over, space for domestic appliance, plumbing for washing machine and dishwasher and tiled flooring.

### Bedroom One

14'5" x 8'6" max, 6'2" min (4.40m x 2.60m max, 1.90m min)



Fitted with bedroom furniture to include wardrobes, bedside and overhead bed units, full length double glazed window over looking the basin, electric heater and door to the ensuite shower room.



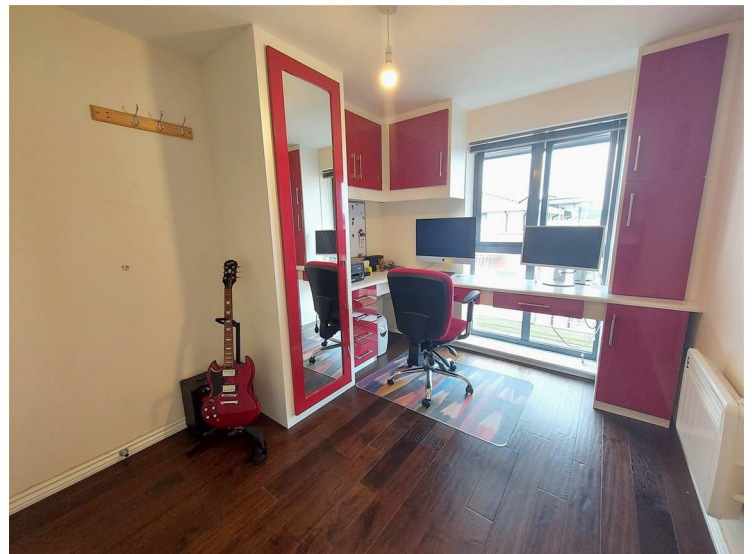
### En Suite Shower Room



Fitted with a white suite comprising a shower enclosure with panelled surround, pedestal wash basin and w/c, having under floor heating with tiled flooring over, tiled walls and heated towel rail.

### Bedroom Two

10'9" x 8'6" (3.30m x 2.60m)



Currently utilised as a home office having fitted desk, storage and wardrobe, full length double glazed window over looking the basin and electric heater.



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### Bathroom

6'6" x 5'6" (2.00m x 1.70m)



Fitted with a white suite comprising a panelled bath with shower attachment to the taps and tiled splash back, w/c and pedestal wash basin with tiled splash back, tiled flooring and heated towel rail.

### Balcony



Spanning the width of the apartment with glazed screens and providing wonderful views of the basin and countryside beyond.

### Outlook



### Waters Edge



### Local Area





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## Outside



With allocated parking.



## 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.

## 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-210821-V1.0



## Services

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

## Tenure - Leasehold not verified

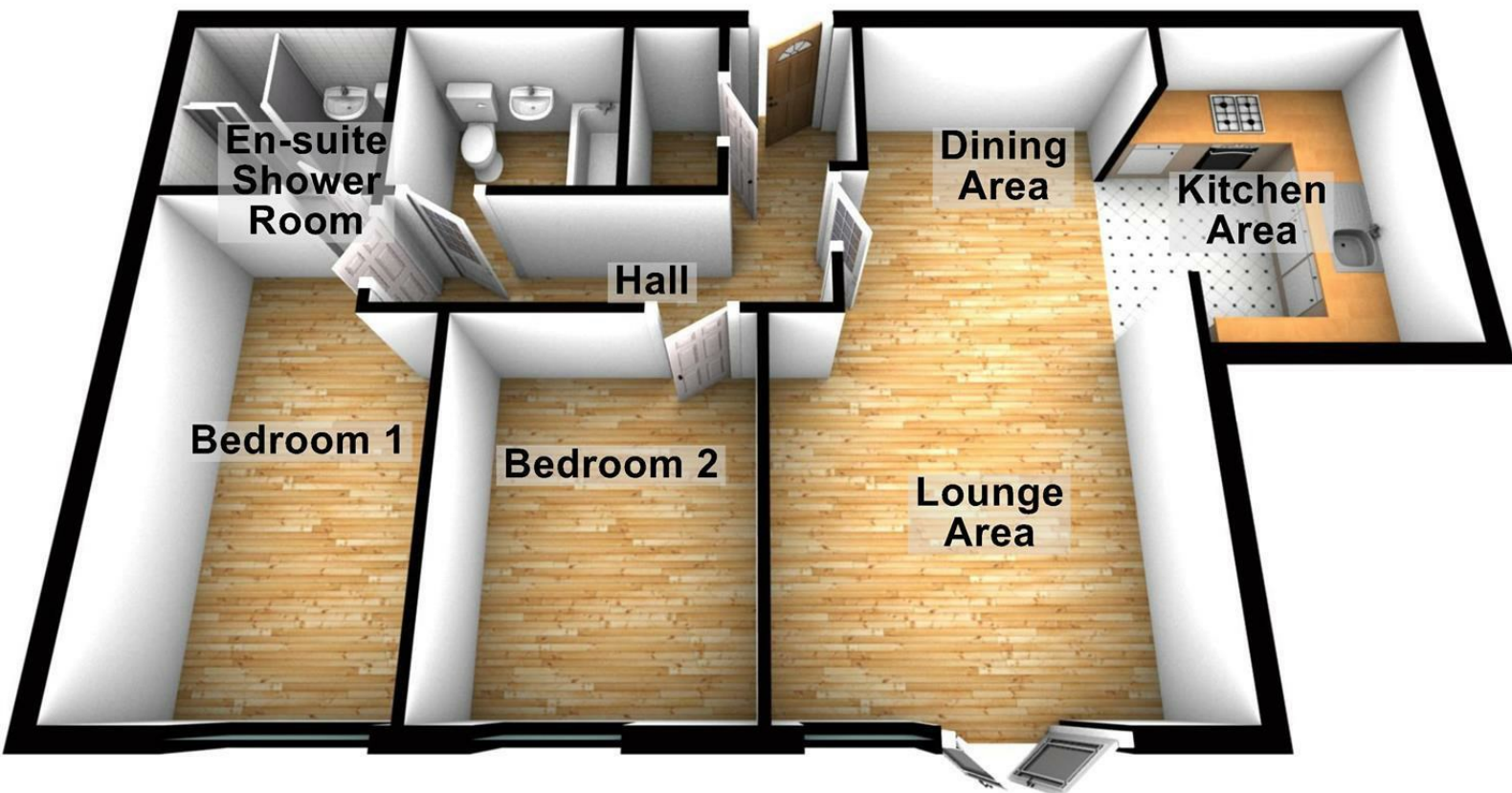
The owner states that the property is leasehold; ground rent and other charges may be payable. However all interested parties should obtain verification through their solicitor.

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 