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4 Baden Powell House, Macarthur Way, Stourport-On-Severn, DY13 8BZ

This modern ground floor apartment would make an ideal buy-to-let investment, first time buy or for those looking to downsize being situated in a quiet yet convenient location ideal for the town centre and it amenities including local shops, bus links and road networks. A clean and tidy interior offers a spacious living room with offset kitchen area, two bedrooms and bathroom. Benefiting further from double glazing, electric heaters, communal garden space and allocated parking. Call today to book your viewing on this delightful apartment which is available with NO UPWARD CHAIN.

EPC band TBC. Council Tax Bad A.

Offers Around £125,000

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Communal Entrance

A double glazed entrance door gives access to the communal hall with the apartment door being located on the ground floor.

Apartment Entrance Door

Opening to the entrance porch.

Entrance Porch

Having a door to the hall.

Hall

With doors to both bedrooms, bathroom, airing cupboard and living room.

Living Room

15'5" x 10'5" (4.70m x 3.20m)



Having double glazed windows to the front and side, wall mounted electric heater and open plan to the kitchen area.



Kitchen Area

7'6" x 6'6" (2.30m x 2.00m)



Fitted with a range of wall and base units having a complementary work surface over, single drainer sink unit with mixer tap, built in oven and hob with extractor fan over, tiled splash backs, space for domestic appliance, plumbing for washing machine and double glazed window to the side.

Bedroom One

15'5" max to w/robe x 8'2" * (4.70m max to w/robe x 2.50m *)



Having a double glazed window to the front, wall mounted electric heater and built in wardrobe with sliding mirror doors.
* Irregular in shape

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Bedroom Two

11'9" max x 6'6" max (3.60m max x 2.00m max)



Having a double glazed window to the front and a wall mounted electric heater.

Bathroom



Fitted with a white suite comprising a panalled bath with shower and screen over, pedestal wash basin, w/c, extractor fan and part tiled walls.

Outside



Having an allocated parking space and pathway to the side leading to the communal garden.



Communal Garden



Communal garden.

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Council Tax

Wyre Forest DC - Band A.

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.

As of March 2023 the vendor has update us with following information;

Lease is 150 years from 1st January 2006

Service charge is from Walton and Hipkiss and is £965.28 per year

Ground rent charge is from Simarc and is £135 per quarter

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.

Floorplan

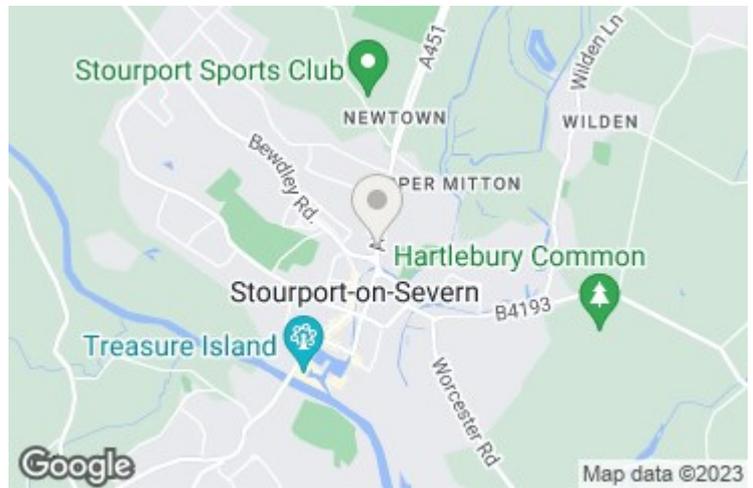
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

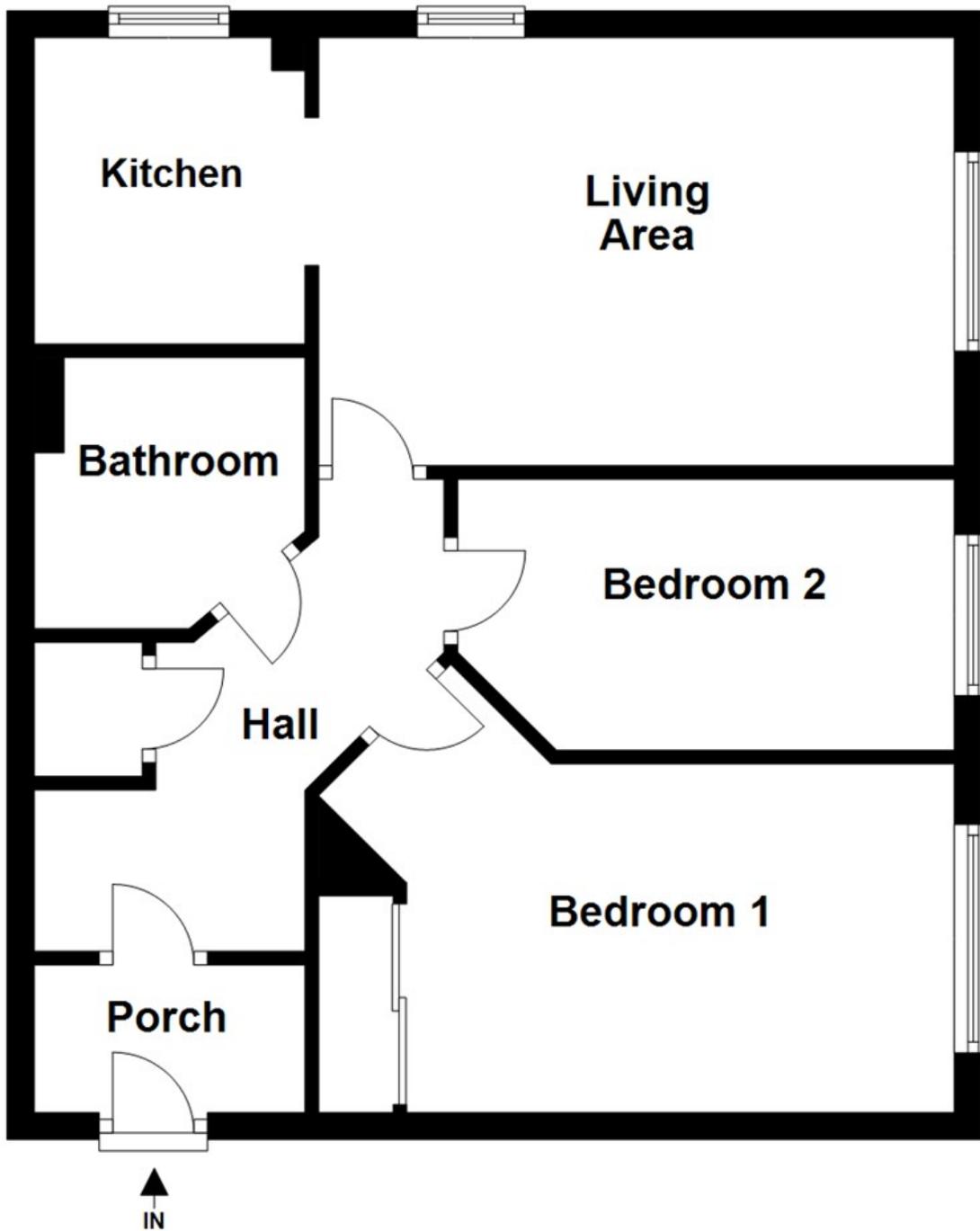
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-070922-V1.0



Baden Powell House



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	