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### 18 Severn View, Larch Way, Stourport-On-Severn, Worcestershire, DY13 9FE

This modern waterside apartment is presented to a high standard and situated in the enviable position overlooking the basin, being situated 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 incredibly well cared for by the current owners the apartment is situated on the first floor and briefly comprises an 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 views over the basin. An internal inspection is required to fully appreciate the apartment on offer. EPC band C.

**Offers In The Region Of £165,000**



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### Communal Entrance

Via a double glazed entrance door leading to the communal hall with stairs rising to the floors above with the apartment being located on the first floor.

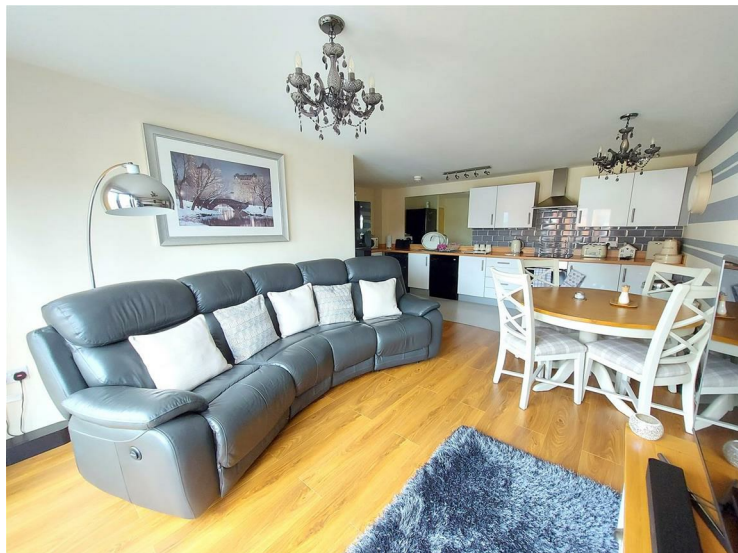
### Entrance Door

Opening to the entrance hall.

### Entrance Hall

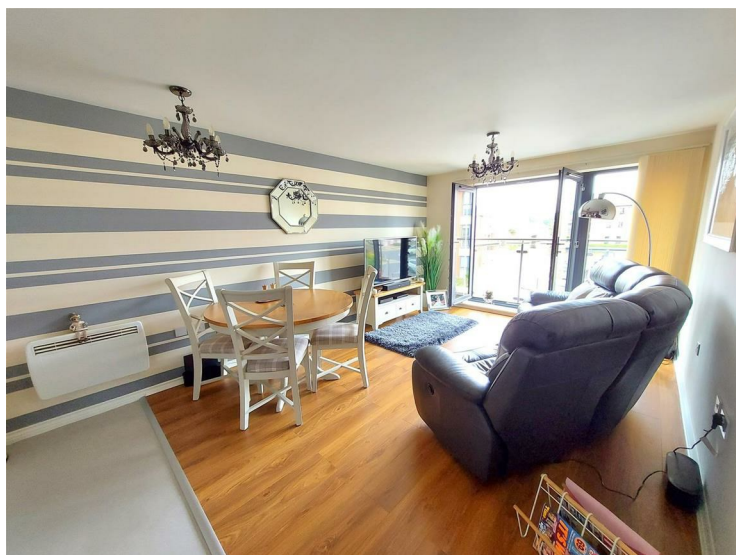
Being 'L' shaped with an electric heater, storage cupboard, doors to both bedrooms, bathroom and open plan living area.

### Open Plan Living Area



### Living Dining Area

14'1" x 11'1" min (4.30m x 3.40m min)



### Kitchen Area

17'4" x 5'10" (5.30m x 1.80m)



Fitted with a range of wall and base units with complementary worksurface over, tiled splash back, single drainer sink unit with mixer tap, built in oven with induction hob and hood over, space for domestic appliance, plumbing for washing machine and dishwasher and electric heater.

Having double glazed double doors with side panel and Juliette balcony overlooking the basin plus electric heater.

### View





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### Bedroom One

11'1" x 10'5" max, 8'10" min \* (3.40m x 3.20m max, 2.70m min \*)



Having a fitted wardrobe with sliding mirrored doors, electric heater, double glazed window and door to the en-suite shower room.

\* Measurement includes the wardrobe.

### En Suite Shower Room



Fitted with a white suite comprising a shower enclosure with tiled surround, pedestal wash basin, w/c, tiled flooring, heated towel rail and extractor fan.

### Bedroom Two

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



Having a fitted wardrobe with sliding mirrored doors, electric heater and double glazed window.

\* Measurement includes the wardrobe.

### Bathroom



Fitted with a white suite comprising a panel bath with shower attachment to the taps, pedestal wash basin, w/c, tiled splash backs, heated towel rail and extractor fan.

### Waters Edge



Waters Edge is a popular development located close to Stourport on Severn Town Centre.

### Outside



### 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.

### 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.

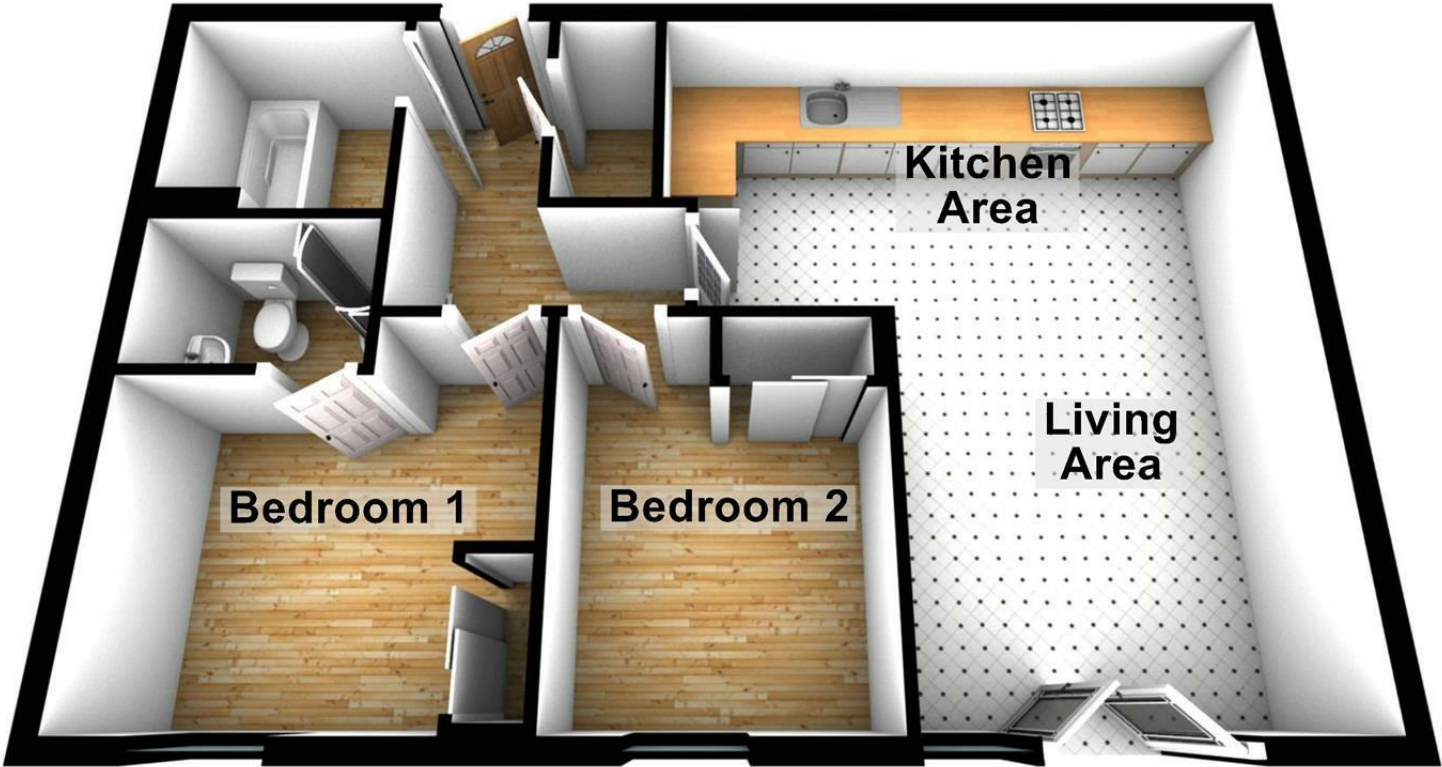
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Severn View



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	86
(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