



Flat 2 Severn View, Stourport-On-Severn, Worcestershire, DY13 9FE

A rare opportunity to purchase a two bedroom ground floor apartment situated in a waterside position, 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. The well cared for apartment is situated on the ground floor and briefly comprises a modern open plan living and dining area with walk-through to the kitchen, two bedrooms, ensuite, and a shower room. Benefiting further from allocated parking, electric heating and double glazing. An internal inspection is required to fully appreciate the apartment on offer which is available with No Upward Chain.

EPC band C
Council Tax Band B

Offers Around £174,950

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Communal Entrance

Communal entrance door opening to the communal hall, with the stairs rising to the floors above with the apartment being located on the ground floor.

Entrance Door

Opening to the open plan living area.

Open Plan Living Area



Living Area Outlook



Dining Area

12'1" x 7'2" (3.70m x 2.20m)



Having a double glazed window, storage cupboard, electric radiator, picture rail, open plan to the living area and kitchen.

Living Area

9'6" x 9'2" (2.90m x 2.80m)



Having double glazed double doors with side panel and Juliet Balcony with views of the basin, electric radiator and picture rail.

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Kitchen

10'5" x 8'10" max (3.20m x 2.70m max)



Fitted with wall and base units with complementary work surface over, built in oven and hob with stainless steel splash back and hood over, single drainer sink unit with mixer tap, plumbing for washing machine, space for domestic appliance, double glazed window and door to the rear hall.

Rear Hall

With doors to both bedrooms and shower room.

Bedrooms One

14'9" x 9'10" max, 5'6" min (inc w/robes) (4.50m x 3.00m max, 1.70m min (inc w/robes))



Having a full length double glazed window providing views of the basin, fitted wardrobe, electric heater and door to the ensuite shower room.



En Suite Shower Room



Fitted with a shower enclosure with tiled surround, pedestal wash basin, w/c, double glazed window and heated towel rail.

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Bedroom Two

10'2" x 9'6" (inc. w/robes) (3.10m x 2.90m (inc. w/robes))



Having full length double glazed windows providing views of the basin, fitted wardrobe and electric heater.

Bedroom Outlook



Shower Room



Fitted with a walk-in shower enclosure with panelled surround and glazed screen, pedestal wash basin, w/c and heated towel rail.

Outside



Having an allocated parking space.

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Waters Edge



Local Area



Council Tax

Wyre Forest DC - Band B.

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.

The seller has informed us of the following information;

The service charge is £693.09 per six months (2024)

The ground rent is £250 (2024)

The lease is 150 Years less 3 days from 18th February 2005

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

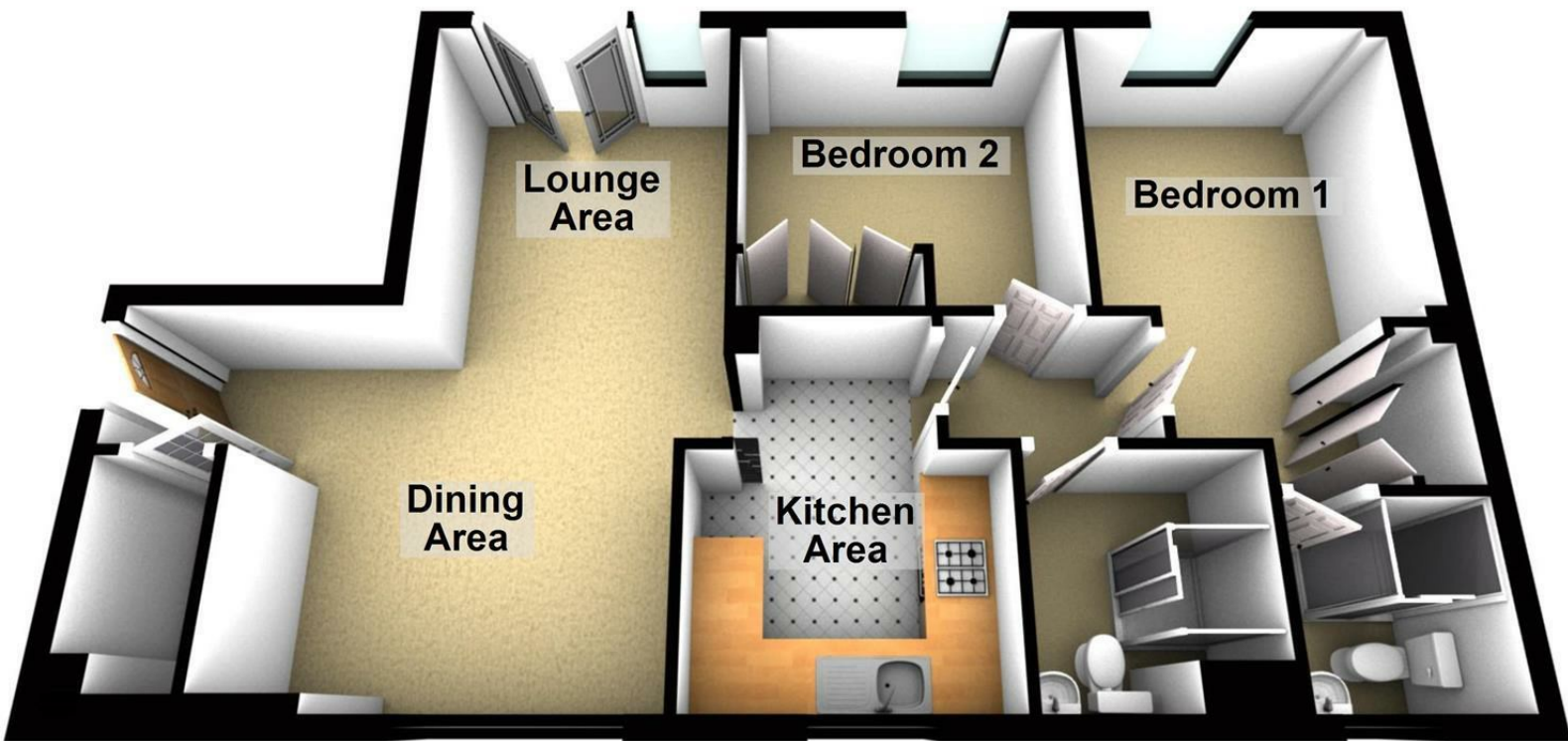
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-180125-V1.0



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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 