



## 5 Waterfall House, Stourport-On-Severn, Worcestershire, DY13 9FD

A rare opportunity to purchase a two bedroom ground floor waterside apartment situated in an enviable position overlooking the basin, with the additional benefit of a small communal entrance giving access to only three apartments. 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. Immaculate in its presentation the well cared for apartment is situated on the ground floor and briefly comprises a modern open plan living, dining and kitchen area, two bedrooms, ensuite, and a shower room. Benefiting further from allocated parking, electric heating, double glazing and views directly over the basin. An internal inspection is required to fully appreciate the apartment on offer.

EPC band TBC  
Council Tax Band B

Offers Around £169,950

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## Communal Entrance

Double glazed entrance door opening to the communal hall which grants access to only three ground floor apartments.

## Apartment Entrance

Opening to the hall.

## Hall

Having doors to both bedrooms, open plan living area, shower room and storage cupboard.

## Open Plan Living

18'0" x 16'8" max, 16'0" min (5.50m x 5.10m max, 4.90m min)



A modern open plan layout having living, dining and kitchen areas.

## Living & Dining Area



Having a double glazed double doors with Juliet balcony overlooking the basin, two double glazed windows also with a view of the basin and three electric heaters.

## Kitchen Area



Fitted with wall and base units having a complementary work surface built in oven and hob with stainless steel splashback and hood over, single drainer sink unit with mixer tap, plumbing for washing machine, space for under counter appliance, wall mounted mirror and tiled flooring.

## Living Area Outlook



**Bedroom One**

11'9" x 8'6" plus 4'7" x 3'7" (3.60m x 2.60m plus 1.40m x 1.10m)



Having a double glazed double doors with Juliet balcony over looking the basin, electric heater and door to the en-suite.

**Bedroom One Outlook**



**En Suite Shower Room**



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

**Bedroom Two**

10'9" x 9'2" (3.30m x 2.80m)



Having a double glazed window and electric heater.

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## Shower Room



Having a walk-in shower with low-level doors and tiled surround, pedestal wash basin, w/c, heated towel rail and extractor fan.

## Outside



Having an allocated parking space.

## Waters Edge



## 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.

As of January 2024 the vendor provided us with the following information;

Lease length - Approximately 130 years remaining

Ground rent for 2023 - £386.32

Service Charge - 25/03/2024 - 24/09/24 - £693.09 - (Half yearly Service Charge)

We still advise all prospective purchaser to 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

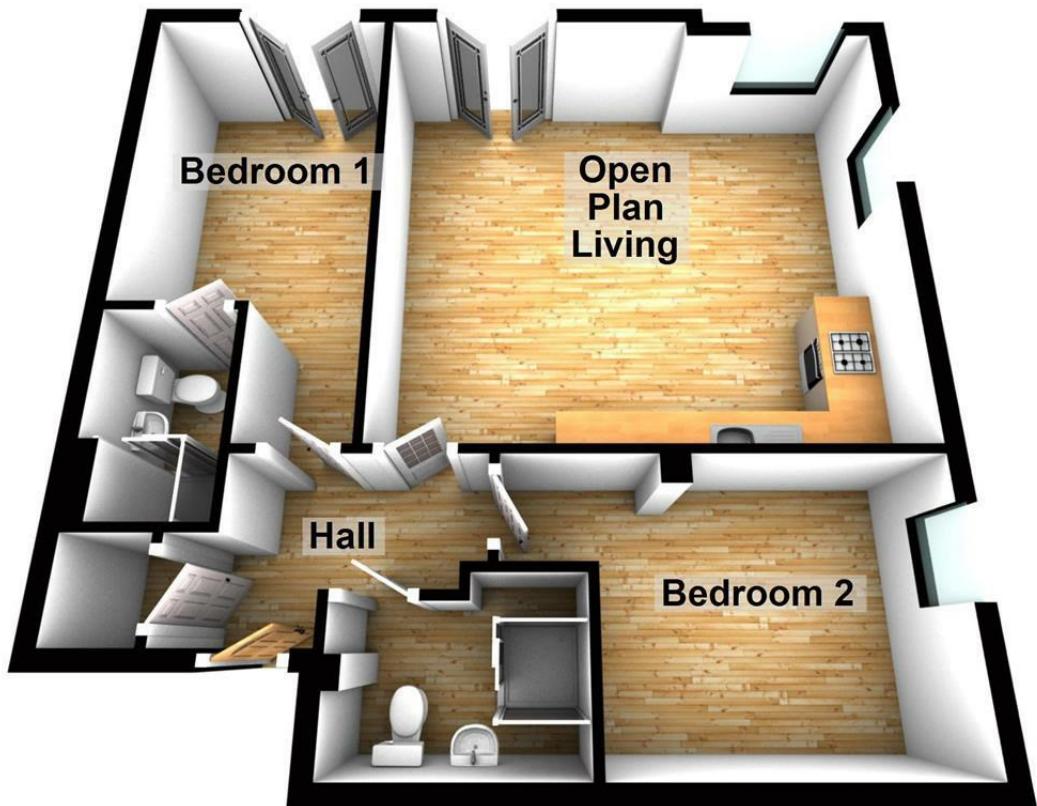
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## Waterfall House



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