



9 River View, Stourport-On-Severn, Worcestershire, DY13 9EJ

This modern waterside apartment is situated in an enviable ground floor position with the distinct advantage of a private patio area overlooking the basin. 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, bedroom and a bathroom. Benefiting further from allocated parking, electric heating, double glazing and glass screened private patio area with views directly over the basin.

An internal inspection is required to fully appreciate the apartment on offer.

EPC band D. Council Tax Band A.

Offers Around £139,950

9 River View, Stourport-On-Severn, Worcestershire, DY13 9EJ

Communal Entrance

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

Entrance Door

Opening to the hall.

Hall

Having an electric heater, secure intercom system and doors to the open plan living area, bedroom, bathroom and storage cupboard.

Open Plan Living Area



Living Area

16'8" max x 12'1", 11'1" (5.10m max x 3.70m, 3.40m)



Having a double glazed door with side panel opening to the patio area and overlooking the basin, wall mounted electric fire and electric heater.

* Irregular in shape and includes the dining area.

Outlook



Patio



With glass screening providing views over the basin.

Dining Area



With a wall mounted electric heater.

Kitchen Area

9'2" max x 10'2" max (2.80m max x 3.10 max)



Fitted with wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with stainless steel splashback and hood over, space for domestic appliance, plumbing for washing machine and dishwasher and double glazed window to the rear. The current appliances are available to be included within the sale of the property.

Bedroom

18'0" x 8'10" max, 6'10" min (5.50m x 2.70m max, 2.10m min)



Having a full length double glazed window overlooking the basin, electric heater and fitted wardrobe.

9 River View, Stourport-On-Severn, Worcestershire, DY13 9EJ



Outside



View



With allocated parking.

Waters Edge



Bathroom



Fitted a white suite comprising a bath with shower and screen over and panelled surround, pedestal wash basin, w/c and heated towel rail.



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-070623-V1.0



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 June 2023 the vendor provided us with the following information;

Lease length - 150 years from 2005

Ground rent - £386.32 yearly

Service Charge 2023 - £609.55 half yearly (paid March & September)

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.

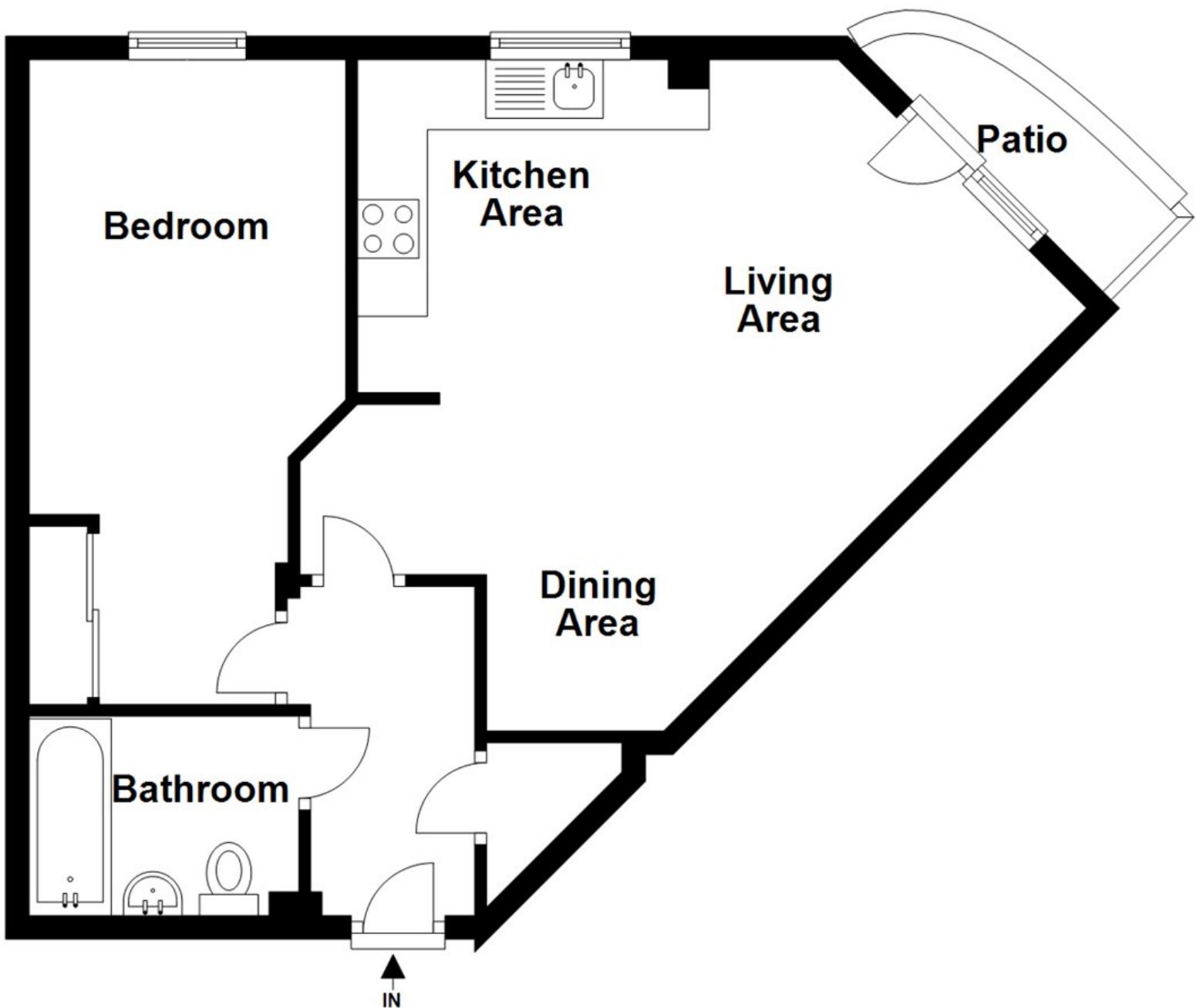
Floorplan

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

Ground Floor



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	68	81
EU Directive 2002/91/EC		