



Flat 5, Forge Court St. Michaels Close, Stourport-On-Severn, DY13 8EA

BERRIMAN
EATON

Flat 5, Forge Court St. Michaels Close, Stourport-On-Severn, DY13 8EA

Modern two bedroom apartment with open plan living accommodation, lift & parking space, in central position.

LOCATION

Stourport on Severn offers a bustling town centre with a wide range of shops and facilities to meet your everyday needs. The canal basins provide a great place to wander around at leisure and explore. The abundance of water creates an air of peace and tranquillity with a number of local pubs, cafés and restaurants in and around the Canal Basins. Watch boats travelling through the locks and five historic basins which house nearly 100 narrow boats and yachts and a number of listed Georgian houses.

MILAGE

Kidderminster 5 miles
Kidderminster train station 4.5 miles
Hartlebury train Station 3.7 miles
Worcester 12.5 miles

Beautifully situated within a conservation area , where the Staffordshire Worcestershire Canal meets the River Severn at Stourport, the grand old former Tontine Hotel serving as a permanent reminder of the wealth and prosperity brought to this quiet corner of rural Worcestershire with the coming of the canal 250 years ago, giving rise to the Georgian town of Stourport-on Severn

DESCRIPTION

Situated in a convenient position centrally located to Stourport town centre and all facilities. Forge Court was built in 2003 and this apartment is an ideal first time purchase or, indeed, investment property. Flat 5 is a second floor apartment in this well maintained development , featuring a secure entrance door on the ground floor, linked to an intercom system inside the property and an allocated parking space to the rear of the building.

ACCOMMODATION

Stepping into a spacious hallway with a built-in storage cupboard, laminate flooring, ceiling light point and a wall-mounted storage heater. A secure intercom phone system is located near the door, allowing you to open the ground floor door from the hallway.

Hall has a storage heater and door to open plan lounge, kitchen.

Spacious living area boasting two large double glazed windows to the front, laminate flooring and a ceiling light point.

Open-plan to the lounge offering a range of wall and base units, an inset sink and drainer unit, fitted electric oven and hob with extractor fan above, space and plumbing for a washing machine and space for a freestanding fridge freezer. Tiled flooring, partially tiled walls, ceiling light point and two double glazed windows to the rear and side.

Bedroom One

Double bedroom boasting fitted wardrobes with mirror fronts, vinyl flooring, wall-mounted electric heater and a ceiling light point. Double glazed window to the rear.

Bedroom Two

Second double bedroom offering built-in wardrobes, vinyl flooring, wall-mounted electric heater and a ceiling light point. Double glazed window to the side.

Bathroom

Modern white suite comprising a wash hand basin, low flush WC and panelled bath with shower over and fitted glass screen. Tiled flooring, partially tiled walls and a ceiling light point.

OUTSIDE

Allocated, numbered parking space to the rear and Allocated Parking Space Additional Communal Visitor Parking Communal Areas

AGENTS NOTES

The development is managed by The Spires(Stourport) Management Company Ltd. We have a copy of the latest service charge invoice which was £1215.17 and includes the following window cleaning, communal cleaning and electricity, lift maintenance, garden maintenance and buildings insurance. The latest ground rent amount was £117.68 per annum.

We understand that a 150 year lease was granted in 2003 so as at 2024 there is 129 years left remaining on the lease

DIRECTIONS

From the centre of Stourport proceed out of the town along Vale Road, at the traffic lights turn left to Worcester Street and then immediately right in to the car-park that serves Forge Court.

Find and navigate to the exact location of this property by searching its 3 word address [///churn.frame.entertainer](http://churn.frame.entertainer)

SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND B – WYRE FOREST

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is leasehold

Broadband – Ofcom checker shows Standard / Superfast

Mobile – Ofcom checker shows three of the four main providers have limited coverage indoors and all four have likely coverage outdoors

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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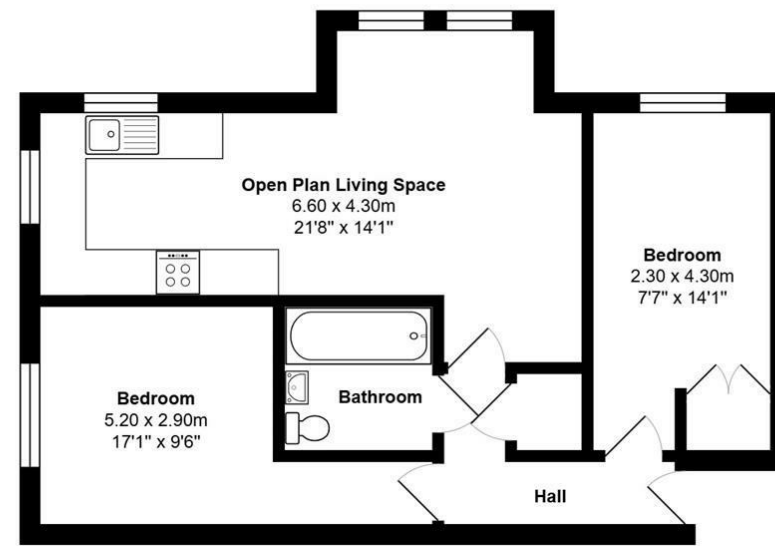
Price Guide
£125,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



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Second Floor

Total Approx Area: 65.0 m² ... 700 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

