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8 Feathers Court, Stourport-On-Severn, Worcestershire, DY13 8BY

This immaculately presented first floor apartment enjoys a quiet yet highly convenient location close to the Town Centre plus local amenities such as bus links, road networks and picturesque Canal & Riverside walks. The apartment has been very well cared for and is presented to a high standard offering a secure entrance door leading to the communal hall with the apartment being located on the first floor, the internal accommodation briefly comprising an open plan living area with offset kitchen, two bedrooms and shower room. Benefitting further from electric heaters, double glazing and allocated parking space. Early inspection is essential to avoid missing out on the delightful apartment.

EPC Band C. Council Tax Band A.

Offers Around £150,000

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Communal Entrance

With security intercom system and entrance door opening 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 porch.

Entrance Porch

With a tiled floor and door to the hall.

Hall

With an electric heater and doors to the living area, shower room, airing cupboard and both bedrooms.

Living Area

15'8" x 10'9" (4.80m x 3.30m)



Having an electric heater, double glazed double doors with Juliet balcony to the front, electric fire with surround and open plan to the kitchen area.



Kitchen Area

7'6" x 6'2" (2.30m x 1.90m)



Fitted with wall and base units with complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with hood over, integrated fridge-freezer, built in microwave and tiled splash backs.

Bedroom One

15'1" x 7'10" (4.60m x 2.40m)



Fitted with corner wardrobes, chest of drawers and bedside and double glazed double doors with Juliet balcony to the front.

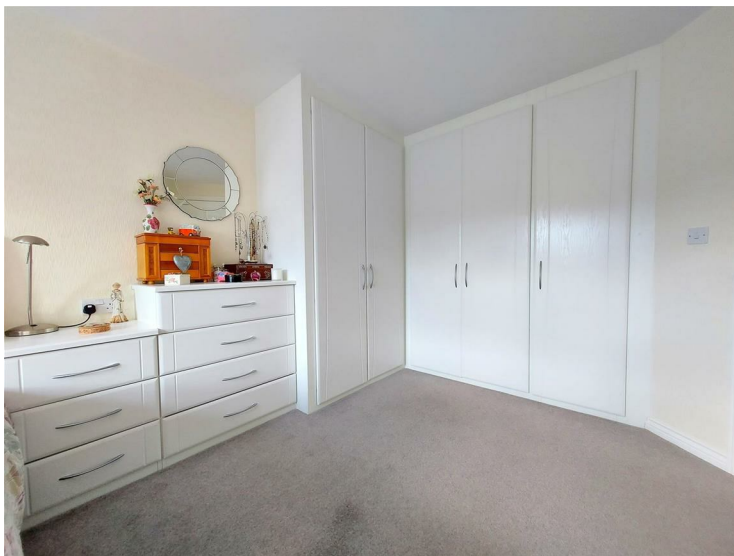
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Shower Room



Having a white suite comprising a shower enclosure, w/c, wash basin set to vanity unit, part tiled and panelled walls.



Outside



Bedroom Two

12'1" max x 6'10" (3.70m max x 2.10m)



Council Tax

Wyre Forest DC - Tax 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.

Additionally we have been informed of the following information, again we request all interested parties should obtain verification through their solicitor.

Currently utilised as a dining room and having a double glazed window to the front.

Lease Length 130 years (approx)

Ground Rent - £40.33 half yearly

Service Charge - £75 per month.

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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

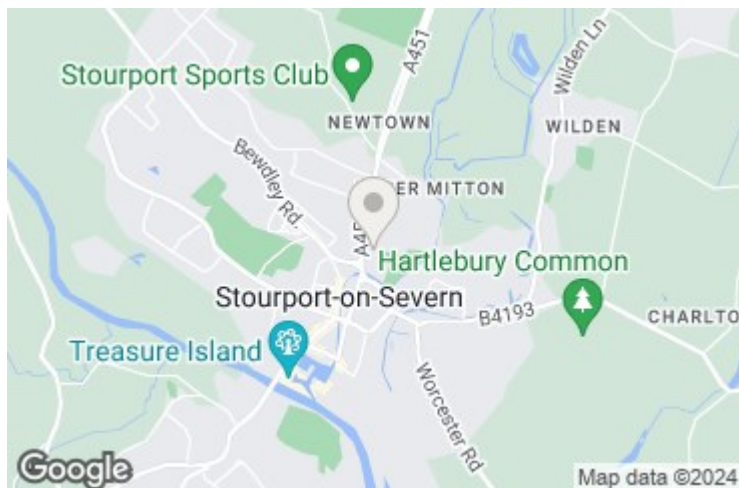
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

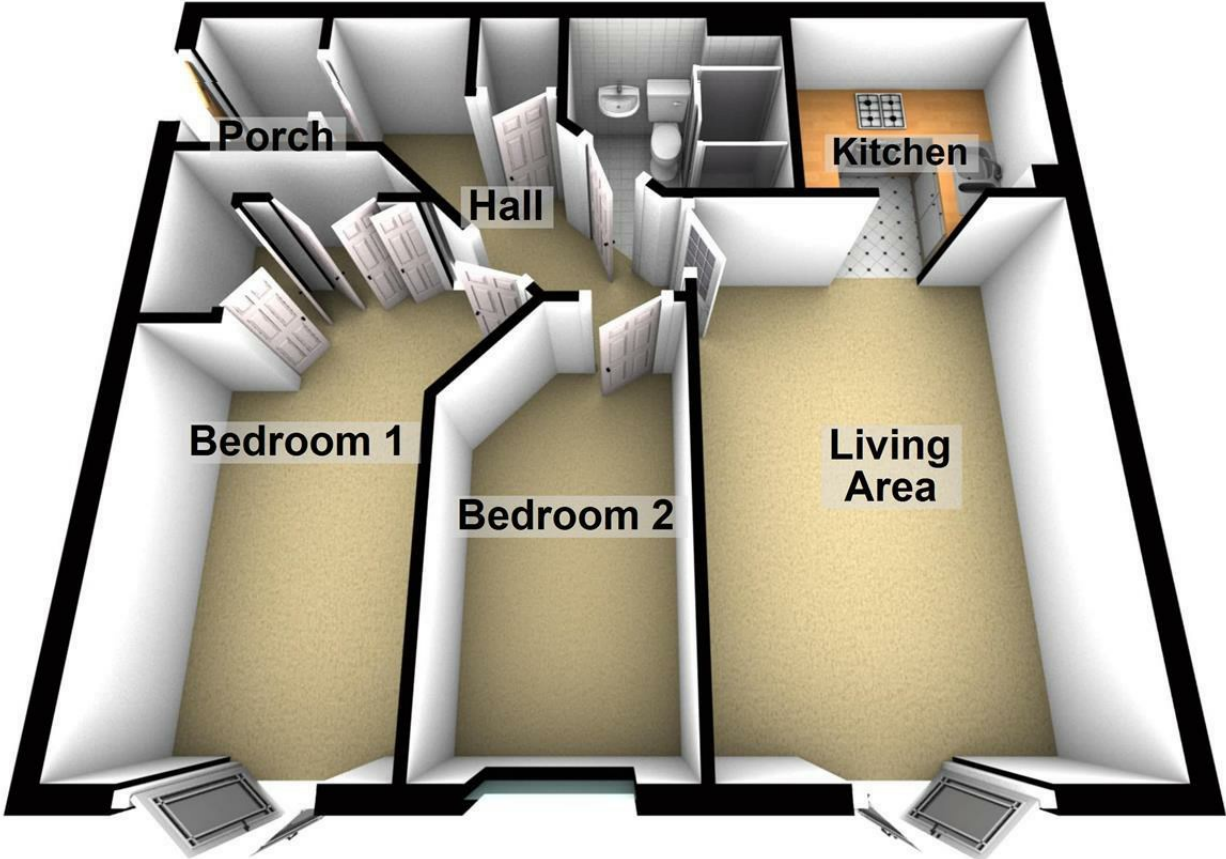
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-010722-V1.0



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 