

The logo for Severn Estates, featuring the company name in a stylized purple font on a yellow banner with purple borders.

severn estates

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5 Lodge Court, Stourport-On-Severn, DY13 9HR

This ground floor flat would make an ideal buy-to-let property and is offered For Sale with the distinct advantage of No Upward Chain. Being situated upon this popular location set towards the edge of the Town Centre enjoying a quiet, yet convenient, position offering easy access to the amenities of the Town Centre, along with main road networks and picturesque walks on the Canal and Riverside. The flat would benefit from some general updating with the internal accommodation briefly comprising a hall, living room, separate kitchen (not fitted), bedroom and bathroom. Benefiting further allocated parking. Call us today to book your viewing.

Council tax band A. EPC band D.

Offers Over £89,950

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Entrance Door



Having the great benefit of its own private entrance door opening to the hall.

Hall

With doors to the living room, kitchen, bedroom and bathroom, plus airing cupboard.

Living Room

12'5" x 9'2" (3.80m x 2.80m)

Having a double glazed window to the side.

Bedroom

8'10" x 8'10" (2.70m x 2.70m)

Having a double glazed window to the side and wall mounted electric heater.

Kitchen

9'2" x 5'2" (2.80m x 1.60m)

No Kitchen fitted.

Bathroom

6'6" x 6'2" (2.00m x 1.90m)

Fitted with a white suite comprising a bath with tiled surround, w/c, pedestal wash basin and double glazed window to the side.

Outside



Approached via decked area leading to the entrance door, plus the great addition of allocated parking.

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 owners have informed us of the following information;

Length - Term : 99 years from 1 July 2002

Service Charge - 1st January to December 2023 £570.00

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.

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.

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.

Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be

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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-190623-V2.0-301024



