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## **Flat 1 & 2, 1 York Street York Street, Stourport-On-Severn, Worcestershire, DY13 9EQ**

We are delighted to offer For Sale this investment property situated in the heart of Stourport on Severn comprising of two rental apartments. Flat One 1st floor comprises of a lounge, kitchen, bedroom and bathroom, electric heating. Flat 2 2nd floor comprises of a lounge, kitchen bedroom and shower room, electric heating. Both Flats are currently rented. The owner states they normally receive £750pcm giving a rental yield of 8.2%. Contact us today for further information or viewings.

Epc Bands Tbc.  
Council Tax Band A.

**Offers Around £99,950**

## Flat 1 & 2, 1 York Street York Street, Stourport-On-Severn, Worcestershire, DY13 9EQ

### Communal Entrance

Door leading in from York Street with staircase leading to the flats on the upper floors.

### Flat One - First Floor

Full details to follow. Comprises a lounge, Kitchen, Bedroom, Shower Room.

### Entrance Hall

Details to follow

### Lounge

Details to follow

### Kitchen



Details to follow

### Bedroom

Details to follow.

### Shower Room

Details to Follow

### Flat Two - 2nd Floor

### Entrance Hall

Having doors to the lounge and bedroom.

### Lounge

18'4" x 8'10" max 6'6" min (5.6m x 2.7m max 2.0m min)



Having two sash windows to the front, electric heater and walkthrough to inner lobby.

### Inner Lobby

Having walkthrough to the kitchen and door to the shower room.

### Kitchen

8'2" x 7'2" max 6'2" min (2.5m x 2.2m max 1.9m min)



Having wall and base cabinets with wood effect doors with complimentary worksurface over, single drainer sink unit with mixer tap, built in single oven and hob, space for domestic appliance, part tiled walls, electric heater and sash window to the front.

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## Shower Room

10'5" x 3'11" (3.2m x 1.2m)



White suite comprising a shower cubicle with wall mounted shower, pedestal wash hand basin, W/C, part tiled walls.

## Bedroom

12'9" x 8'6" max 4'11" min (3.9m x 2.6m max 1.5m min)



Having a sash window to the front.

## 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.

Lease - 99 Years from 25/12/1989

Ground Rent £50.00 P/A per Flat

Service Charge £350.00 P/A

## Council Tax

Wyre Forest District Council - 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.

## 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.

## 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.

RP-28/07/2023-V1



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