

40 High Street, Stourport-on-Severn Worcestershire DY13 8BS Tel: 01299 826777 Fax: 01299 828686 2-4 Marlborough Street, Kidderminster Worcestershire DY10 1AY Tel: 01562 748877 Fax: 01562 753489

www.severne state agents.co.uk









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.

# 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 18'4" x 8'10" max 6'6" min (5.6m x 2.7m max 2.0m min) flats on the upper floors.

### Flat One - First Floor

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

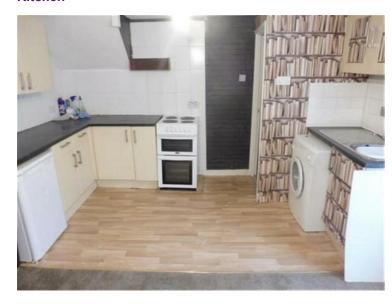
#### **Entrance Hall**

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



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.

#### **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



