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### **18 Waterfall House, Stourport On Severn, Worcestershire, DY13 9FD**

We are delighted to offer For Sale this second floor waterside apartment which is situated on the popular "Waters Edge" development which is located close to Stourport on Severn town centre and its amenities. Built by Messrs 'Barratt Homes' the accommodation comprises of an open plan living, dining and kitchen area, two bedrooms and bathroom. Benefitting from electric heating, double glazing, balcony to enjoy the views over the basin, allocated parking and communal store. The property is currently tenanted at rental of

£650.00pcm.

Epc Band C.

Council Tax Band B.

**Offers Around £175,000**

## 18 Waterfall House, Stourport On Severn, Worcestershire, DY13 9FD

### Communal Entrance

Entrance door opens in with communal staircase.

### Entrance Door

Opens into the reception Hall.

### Reception Hall

Electric heater, storage cupboards, light fittings, doors to the open plan living area, two bedrooms and bathroom.

### Lounge Area

17'0" x 11'5" (5.2m x 3.5m)



Having double glazed window and door which opens onto the balcony, two electric heaters, chrome sockets, light fittings and access to the kitchen area.

### Lounge Area - Cont



### Kitchen Area

9'6" x 5'6" (2.9m x 1.7m)



Fitted with wall and base cabinets with wood effect doors with dark wood effect work surface over, single drainer sink unit with mixer tap, built in stainless steel double oven and electric hob with hood over, space for domestic appliances, part tiled walls, tiled flooring.

### Bedroom One

12'9" max x 8'10" to wardrobe (3.9m max x 2.7m to wardrobe)



Double glazed window to the front, fitted cabinets, built in wardrobes with sliding mirror doors, chrome sockets, electric heater and door to the ensuite shower room.

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## Bedroom One - Cont



## Bedroom Two

12'9" x 8'2" (3.9m x 2.5m)



## Ensuite

7'6" x 4'7" (2.3m x 1.4m)



Having a white suite comprising of a double shower enclosure, pedestal wash hand basin, W/C, part tiled walls, wall mounted cupboard and heated towel rail.

Double glazed window to the front, electric heater, chrome sockets.

## Bathroom

8'2" x 5'6" (2.5m x 1.7m)



White suite comprises of a panel bath, pedestal wash hand basin, W/C, part tiled walls and heated towel rail.

## Parking Space

There is one allocated parking space to the property.

## 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 150 years from 2005

Ground rent is £386.32 per year.

Maintenance charges are £693.09 half yearly.

## Council Tax

Wyre Forest District Council Band B.

## Agents Note

Photographs taken before the current tenant moved in.

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## 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.

## 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.

## 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-22/05/2024-V1



