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## **7 Beaulieu House, Stourport-On-Severn, Worcestershire, DY13 9FF**

This spacious and immaculately presented apartment sits in an enviable position with views over the existing and reconstructed basin and is available with the distinct advantage of No Upward Chain. Built by Messrs. Barratt Homes it's located within the Beaulieu House block of the popular 'Waters Edge' development which offers easy access to Stourport on Severn town centre and its amenities including shops, main road networks and picturesque walks. The internal accommodation is well presented and briefly comprises a hall, modern open plan layout of lounge, dining and kitchen area, master bedroom with ensuite, second bedroom and a bathroom. Benefiting further from allocated parking, electric heating and double glazing. Book your viewing today to avoid missing out on this delightful apartment, available with No Upward Chain.

EPC Band TBC.  
Council Tax Band B.

**Offers Around £189,950**

## 7 Beaulieu House, Stourport-On-Severn, Worcestershire, DY13 9FF

### Communal Entrance

Having double glazed door leading into the hall with a staircase rising to the floors above with this apartment located on the second floor.

### Aptment Entrance

Opening to the hall.

### Hall



Having doors to the open plan living area, bedrooms one and two, bathroom, airing cupboard and storage cupboard, plus electric heater.

### Open Plan Living Area



A modern layout having living, dining and kitchen area.

\* Irregular in shape for measurement.

### Living & Dining Area

17'4" max, 14'1" min x 11'5" (5.30m max, 4.30m min x 3.50m)



Having double glazed double doors with Juliet balcony providing views over the basin, double glazed window to the side and two electric heaters.

### Living Area



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### Living Area View



worksurface over, built in oven and hob with stainless steel splashback and hood, single drainer sink unit with mixer tap, plumbing for washing machine, space for domestic appliance and tiled flooring.

### Bedroom One

8'2" x 13'1" max inc. w/robe (2.50m x 4.00m max inc. w/robe)



Having double glazed double doors with Juliet balcony providing views over the basin, fitted wardrobe, electric heater and door to the ensuite shower room.

### Dining Area



### Kitchen Area

10'2" max, 6'10" min x 7'10" (3.10m max, 2.10m min x 2.40m)



Fitted with wall and base units having complementary



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### Bedroom One View



### Bedroom Two

11'9" x 9'6" max, 8'10" min (3.60m x 2.90m max, 2.70m min)



### Ensuite Shower Room



Fitted with a shower enclosure with tiled surround, pedestal wash basin, w/c and heated towel rail.

Having double glazed double doors with Juliet balcony providing views and electric heater.

### Bedroom Two View



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## Bathroom



Having a bath with tiled surround, pedestal wash basin, w/c, heated towel rail and wall mounted mirror.

## Outside



Having an allocated parking space.

## Waters Edge

## Local Area



## Council Tax

Wyre Forest DC - Band B.

## 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 2024 the vendor provided us with the following information;

Lease - 150 Years from 2005

Ground rent - £386.32 for 1 March 2024 to 28 February 2025

Service Charge - £693.09 for Half Yearly Service Charge (25/03/2024 24/09/2024)

We still advise all prospective purchaser to should obtain verification through their solicitor.

## 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

## 7 Beaulieu House, Stourport-On-Severn, Worcestershire, DY13 9FF

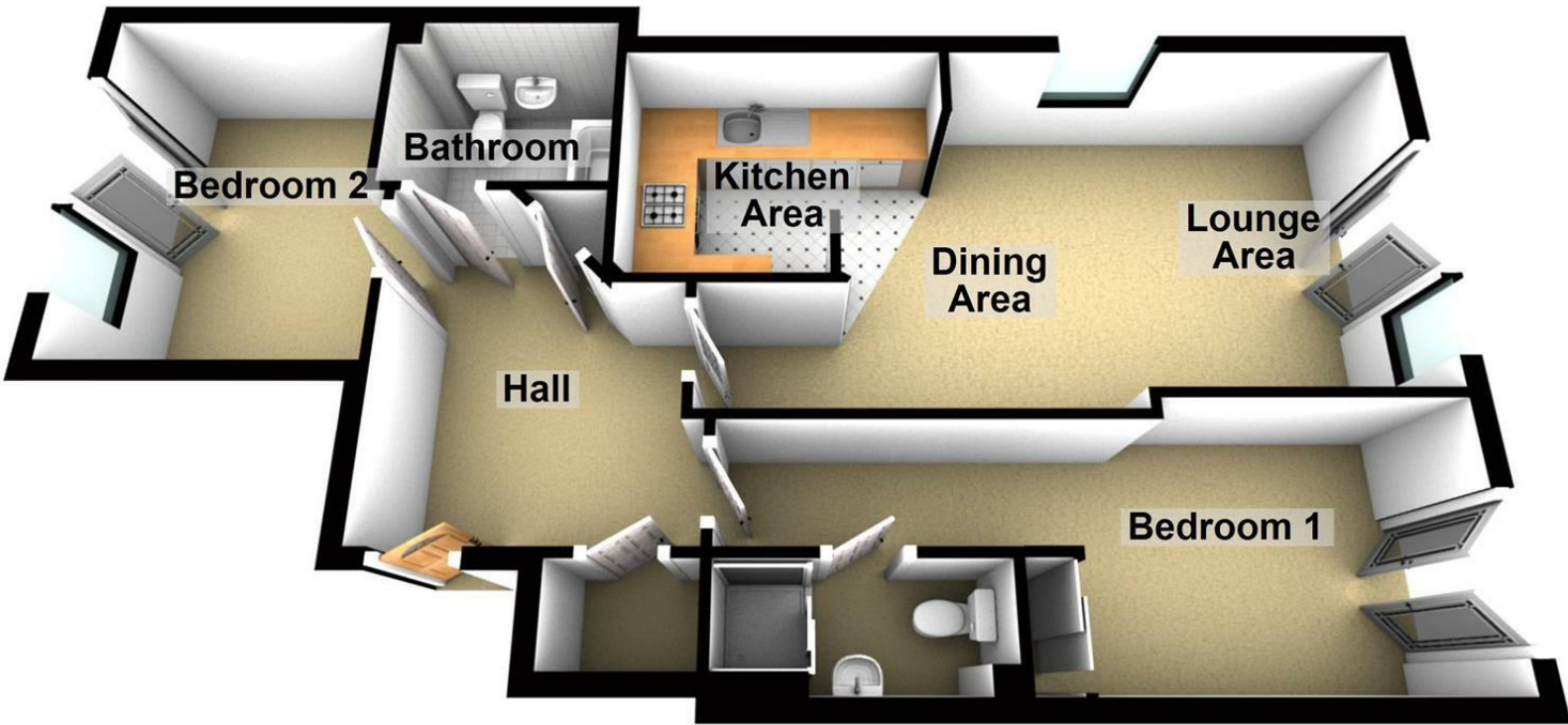
### MISDESCRIPTIONS ACT

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-170624-V1.0**



## Beaulieu House



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	