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Flat 10 Minster Court, Stourport-On-Severn, Worcestershire, DY13 8EQ

This deceptively spacious two bedroom second floor flat is located within this small block and located just off St. Michaels Close to the edge of Stourport's Town Centre, offering easy access to the local amenities including main road networks, bus links, a variety of shops and Supermarkets as well as canal and riverside walks. The well presented interior briefly comprises a living room, separate kitchen diner, two bedrooms and shower room. Benefitting further from gas central heating and allocated parking. Contact us to book your viewing, available with No Upward Chain.

EPC Band TBC.
Council Tax Band A.

* Due to the short lease term remaining on the property we recommend the property to be best suited to a cash buyer *

Offers Around £110,000

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Communal Entrance

Communal entrance door opening to the communal entrance hall with the stairs rising to the floors above with the flat being located on the second floor.

Apartment Entrance Door

Opening to the hall.

Hall

With a doorway to the living room, radiator, loft hatch, storage cupboard and doors to both bedrooms and shower room.

Living Room

16'0" max x 15'8" max (4.90m max x 4.80m max)



Having two skylights to the rear, radiator, inset spot lights and door to the kitchen diner.



Kitchen Diner

18'8" x 8'10" (5.70m x 2.70m)



Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, space for under counter appliances, part tiled splash backs, tiled flooring, radiator, single glazed 'porthole' to the side, skylight to the rear and storage cupboard.



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Bedroom One

16'4" x 12'5" max, 7'6" min (5.00m x 3.80m max, 2.30m min)



Having a sky light to the front, radiator, eaves access and part tongue and groove panelled walls.

Bedroom Two

13'9" x 11'1" max, 8'10" min (4.20m x 3.40m max, 2.70m min)



Having a sky light to the front, radiator and eaves access.



Shower Room



Fitted with a shower enclosure, wash basin to base unit w/c, part tiled walls, heated towel rail and extractor fan.

Outside

Having allocated parking space.

Agents Note

Due to the short lease term remaining on the property we recommend the property to be best suited to a cash buyer.

Council Tax

Wyre Forest DC - Band A.

Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / 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

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and other charges may be payable. However all interested parties should obtain verification through their solicitor.

As of September 2024 the seller has informed us of the following information;

The service charge is £1030 per annum (payable every 6 months @ £515.00).

The ground rent is £80 per annum.

The lease has approximately 62 years to run. (99 years less 3 days from 1 December 1988)

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

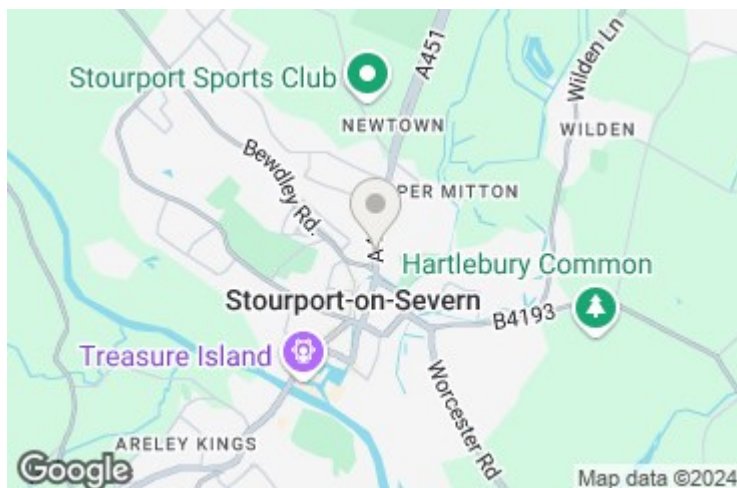
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

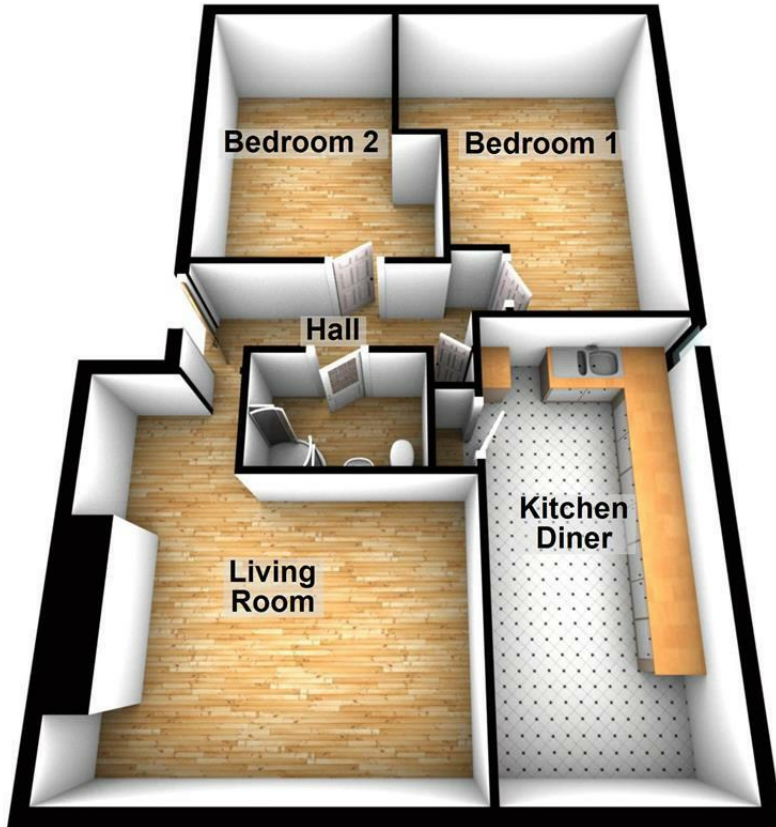
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-180924-V1.0



Minster Court



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	