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## Flat 7 Station House, Stourport-On-Severn, Worcestershire, DY13 8BN

This modern duplex apartment is situated within this popular development which offers easy access to the town centre and main road networks. The apartment has been well cared for and improved upon by the current owner and offers a modern style of living, which briefly comprises an open plan living and kitchen area, bedroom two and bathroom to one level with a spiral staircase rising to the mezzanine floor with the master bedroom and ensuite. Benefitting further from double glazing, electric heating and allocated parking. Call and book your viewing today to avoid missing out.

EPC band C  
Council tax band B.

**Offers Over £140,000**



## Flat 7 Station House, Stourport-On-Severn, Worcestershire, DY13 8BN

### Communal Entrance

Entrance doors to the front and rear and both opening to the communal entrance hall with stairs rising to the first floor.

### Apartment Entrance

Opening to the hall.

### Hall

With a spiral staircase to the mezzanine floor, storage cupboard, airing cupboard, electric heater and doors to open plan living space, bedroom two and bathroom.

### Open Plan Living



Stylish and modern open plan layout.

### Living Area

15'8" x 9'10" (4.80m x 3.00m)



Having two full length double glazed windows to the rear, electric heater and open plan to the kitchen area.



### Kitchen Area

11'1" x 5'2" (3.40m x 1.60m)



Having been refitted to comprise wall and base units with complementary work surface over, single drainer sink unit with mixer tap, built in oven and hob with glass splashbacks and hood over, integrated fridge-freezer, washing machine and dishwasher, plus double glazed window to the rear.



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## Bedroom Two

8'10" x 8'2" (2.70m x 2.50m)



Having a double glazed window to the rear.

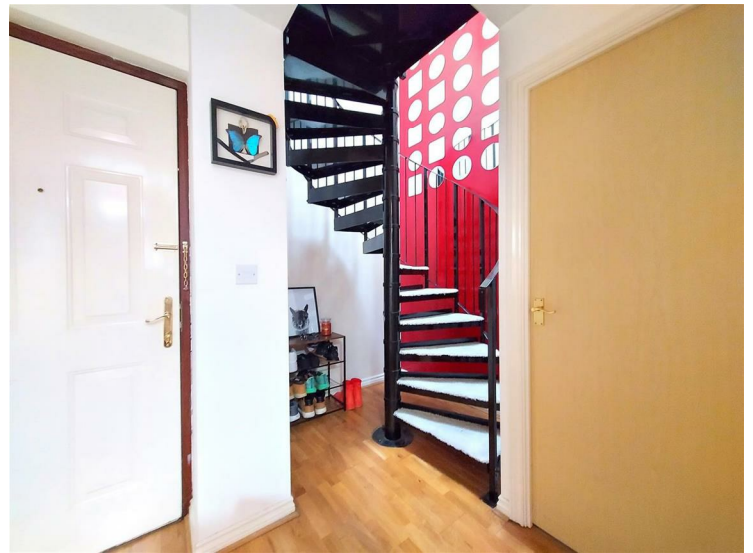
## Bathroom

6'10" x 6'2" (2.10m x 1.90m)



Fitted with a bath having shower attachment to the taps and tiled surround, pedestal wash basin, w/c and double glazed window to the side.

## Mezzanie Floor



Spiral staircase leads up and door opening to the bedroom.

## Mezzanie Bedroom

14'9" into alcove x 9'10" (4.50m into alcove x 3.00m)



Overlooking the open plan living area, having a built in wardrobe, skylight window, storage heater and door to the ensuite shower room.

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## Ensuite Shower Room



Fitted with a shower enclosure with panelled surround, pedestal wash basin, w/c, part panelled walls and skylight window.

## Outside

With an allocated parking space.

## 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 October 2024 the seller has informed us of the following information;

The service charge is £999.96 per annum

The ground rent is £80.66 per annum

The lease 150 years starting 01/06/2006

## 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.

## 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.

## Fixtures & Fittings

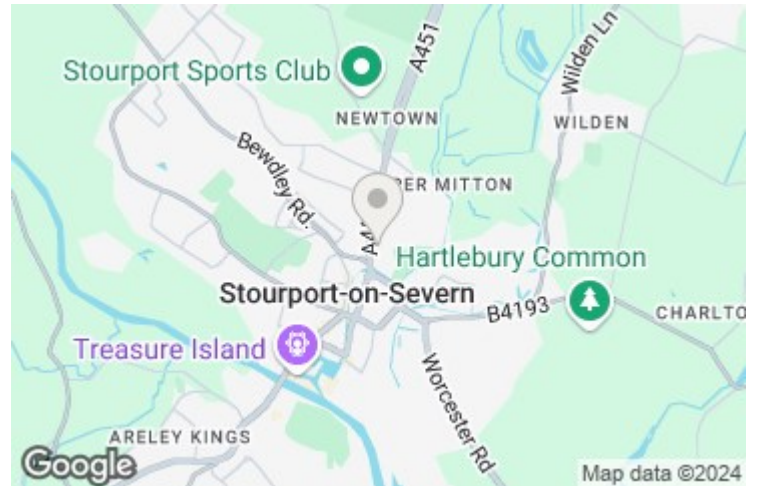
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

## Disclaimer

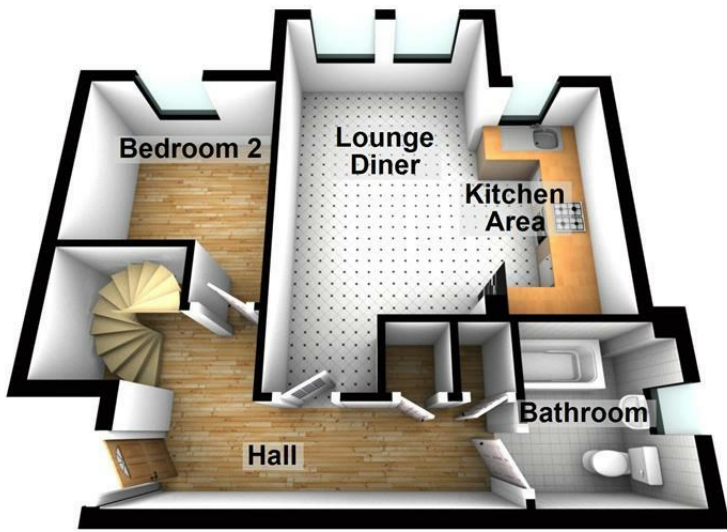
MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTIONS ACT

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-031024-V1.0



Station House



Station 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>	73	77
(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 