

The logo for Severn Estates, featuring the company name in a stylized purple font on a yellow banner with purple borders.

severn estates

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.severnstateagents.co.uk



7 Hastings Court, Church Avenue, Stourport-On-Severn, DY13 9DB

A rare opportunity to purchase a two bedroom ground floor flat with the distinct advantage of No Upward Chain enjoying a quiet yet highly convenient location close to the Town Centre plus local amenities such as bus links, road networks and picturesque Canal & Riverside walks. The internal accommodation briefly comprises a hallway opening out to the kitchen area, living room, two bedrooms and shower room, benefiting further from double glazing, gas central heating, communal gardens and the great benefit of a garage. Call today to book your viewing to avoid missing out.

EPC band C.
Council Tax Band A.

Offers Around £139,950

7 Hastings Court, Church Avenue, Stourport-On-Severn, , DY13 9DB

Communal Entrance

Opening to the hall, with stairs rising to the floors above with this apartment being located on the ground floor.

Flat Entrance

Opening to the hall.

Hall

With two storage cupboards and opening out to the kitchen, plus radiator, doors to the living room and rear hall.

Kitchen Area

11'5" max x 8'2" max (3.50m max x 2.50m max)



Fitted with wall and base units with complementary work surface over, one and a half bowl sink unit with mixer tap, built in oven and '5' burner hob, tiled splash backs, integrated dishwasher and washing machine, tiled flooring and double glazed window to the front.

Living Room

14'5" x 11'9" (4.40m x 3.60m)



Having a double glazed patio door opening to the communal gardens, electric fire with surround, coving to the ceiling and radiator.

Living Room Outlook



Rear Hall

With doors to both bedrooms, shower room, two storage cupboards and airing cupboard.

Bedroom One

10'2" x 9'6" to w/robe (3.10m x 2.90m to w/robe)



Having a double glazed window to the rear, fitted wardrobes, radiator and coving to the ceiling.

7 Hastings Court, Church Avenue, Stourport-On-Severn, , DY13 9DB

Bedroom Two

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



Having a double glazed window to the front, radiator, coving to the ceiling and fitted wardrobe.

Shower Room



Having a walk in shower enclosure, pedestal wash basin, w/c, tiled walls, radiator and double glazed window to the side.

Outside



Garage



With an up and over door to the front.

Communal Gardens



7 Hastings Court, Church Avenue, Stourport-On-Severn, , DY13 9DB



Rear Elevation



Council Tax

Wyre Forest DC - Band A.

Services

The agent understands that the property has mains water / electricity / gas / 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 £130 per month

The ground rent is Peppercorn

The lease is 999 years from 29 October 1982

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

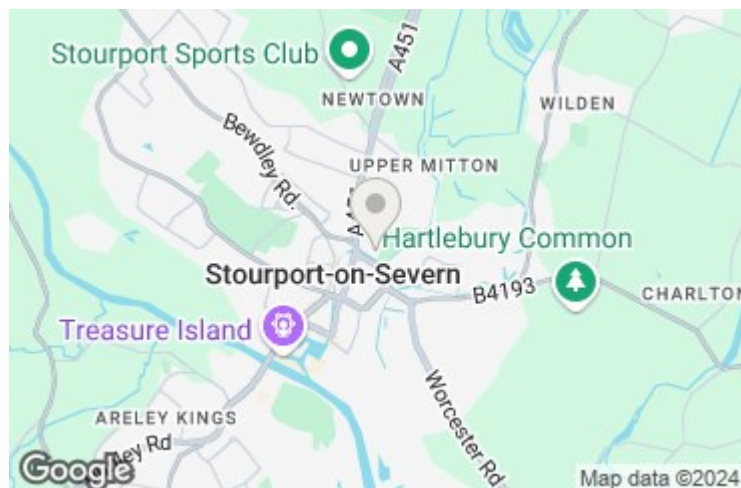
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

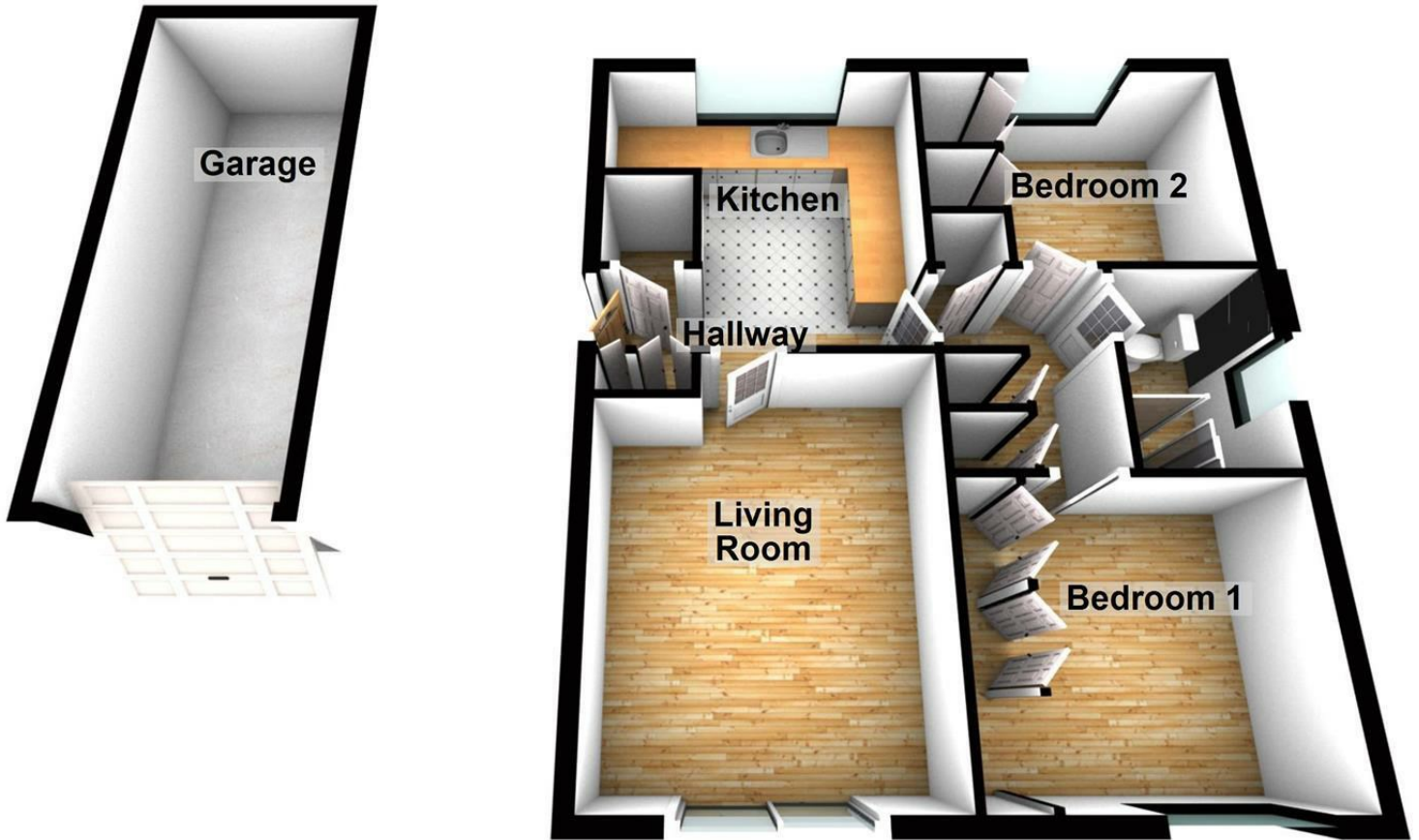
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT


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-101024-V1.0



Hastings Court



| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |