

The logo for Severn Estates, featuring the company name in a stylized, bold, serif font. The text is white and set against a yellow background that is part of a larger purple and yellow wavy banner.

**Severn Estates**  
40 High Street, Stourport on Severn  
Worcestershire DY13 8BS  
Tel: 01299 826777  
[sos@severnstateagents.co.uk](mailto:sos@severnstateagents.co.uk)  
[www.SevernEstateAgents.co.uk](http://www.SevernEstateAgents.co.uk)



### **32 Mitton Lodge, Stourport-On-Severn, Worcestershire, DY13 8GB**

This second floor luxury apartment is set within the prestigious 'Mitton Lodge' retirement complex for the over 60's offering a great opportunity for social interaction and community living with a range of communal outdoor and indoor areas. Set within the heart of Stourport on Severn Town Centre the complex offers easy access to the local shops, road networks, bus links and walks along the picturesque canal and River Severn. The second floor apartment is accessible via the lift or stairs and is immaculately presented through out and briefly comprises a lounge diner, kitchen, two bedrooms and bathroom, benefiting further from double glazing and electric heating. The apartment benefits from the use of the owners lounge, communal gardens, onsite launderette and lodge manager. Call today to book you viewing, available with NO UPWARD CHAIN.

EPC band C.  
Council Tax Band C.

**Offers Around £169,950**



## 32 Mitton Lodge, Stourport-On-Severn, Worcestershire, DY13 8GB

### Communal Entrance

Accessed via secure entry to the communal area with the lodge managers desk, owners lounge and access to the communal halls.

### Communal Hall

With lift and stairs to the floors above with the apartment being located on the second floor.

### Apartment Entrance Door

Opening to the hall.

### Hall

With doors to the lounge diner, both bedrooms, shower room, storage cupboard, airing cupboard, electric heater and coving to the ceiling.

### Lounge Diner

22'7" max x 10'5" max (6.90m max x 3.20m max)



Having a double glazed window, electric radiator, coving to the ceiling and door to the the kitchen.

### Lounge Area



### Dining Area



### Kitchen



Fitted with a range of wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in Neff oven and hob with extractor fan over, space for domestic appliance current fridge-freezer to be included with the sale of the apartment, tiled splash back, tiled flooring double glazed window and coving to the ceiling.



## 32 Mitton Lodge, Stourport-On-Severn, Worcestershire, DY13 8GB

### Bedroom One

16'0" x 9'6" inc w/robes (4.90m x 2.90m inc w/robes)



Having fitted wardrobes with over head bed units, a double glazed window, coving to the ceiling and electric heater.



### Bedroom Two

15'8" max, 11'1" min x 9'10" max, 5'10" min (4.80m max, 3.40m min x 3.00m max, 1.80m min)



A versatile room offering a variety of options including a separate dining room, secondary sitting room or guest bedroom. Having a double glazed window, coving to the ceiling and electric radiator.

### Shower Room



Fitted with a white suite comprising a shower enclosure with tiled surround, wash basin set to vanity unit, w/c, tiled walls, heated towel rail, coving to the ceiling and extractor fan.



## 32 Mitton Lodge, Stourport-On-Severn, Worcestershire, DY13 8GB

### Outside



### Communal Gardens



### Communal Lounge



### Mitton Lodge

Mitton Lodge is a retirement complex for the over 60's, any purchaser will be required to undertake an interview with the Development Manager, submit and be successful in an application to Churchill Retirement.

### Council Tax

Wyre Forest DC - Band C.

### 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.

The seller has informed us of the following information which was supplied in October 2024;

Length - 125 years from May 2012

Ground Rent - £713.38 per year

Service Charge - £3538 per year

### 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.

### Communal Laundrette



### **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**

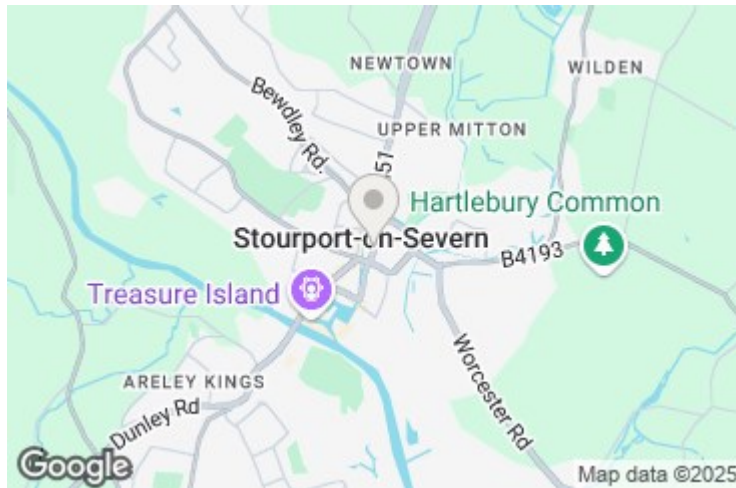
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### **Disclaimer**

MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTIONS ACT

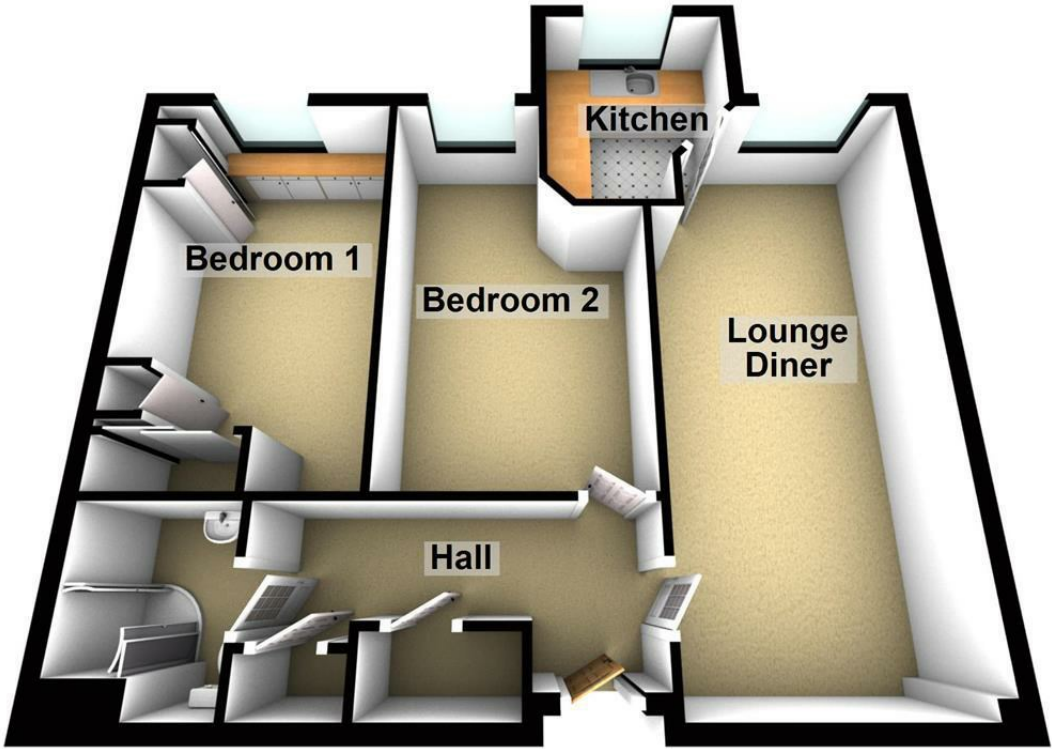
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

**RF-141024-V1.0**





Mitton Lodge



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