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### **17 Severn View, Larch Way, Stourport-On-Severn, DY13 9FE**

This modern waterside apartment is situated in a prime position and benefiting from a balcony overlooking the basin. Located on the popular 'Waters Edge' development built by Messrs. Barratt Homes, the development is centred around the reconstructed basin and offers easy access to Stourport on Severn town centre and its amenities, including shops, main road networks and picturesque walks. Being situated on the first floor the apartment has been well cared for and briefly comprises a modern open plan living and dining area with the kitchen offset to the side, master bedroom with ensuite, second bedroom, and a bathroom. Benefiting further from an allocated parking space, electric heating, double glazing, and balcony. An internal inspection is required to fully appreciate this deluxe apartment on offer, which is available with NO UPWARD CHAIN.

EPC band TBC.  
Council Tax Band B.

**Offers Around £189,950**



## 17 Severn View, Larch Way, Stourport-On-Severn, , DY13 9FE

### Communal Entrance

Communal entrance door opening to the communal hall, with the stairs rising to the floors above with the apartment being located on the first floor.

### Apartment Entrance Door

Opening to the hall.

### Hall

Having a wall mounted electric heater, secure intercom system, storage/airing cupboard, and doors to both bedrooms, bathroom and open plan living area.

### Open Plan Living Area



Modern open plan layout having lounge and dining areas, with an offset kitchen area.

### Lounge Area

11'5" x 10'9" (3.50m x 3.30m)



With double glazed double doors opening to the balcony, and electric fire.

### Balcony



The perfect spot to fully appreciate the development from, with glazed panels.

### Dining Area

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



Having an electric heater, and open to the kitchen area.



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### Kitchen Area

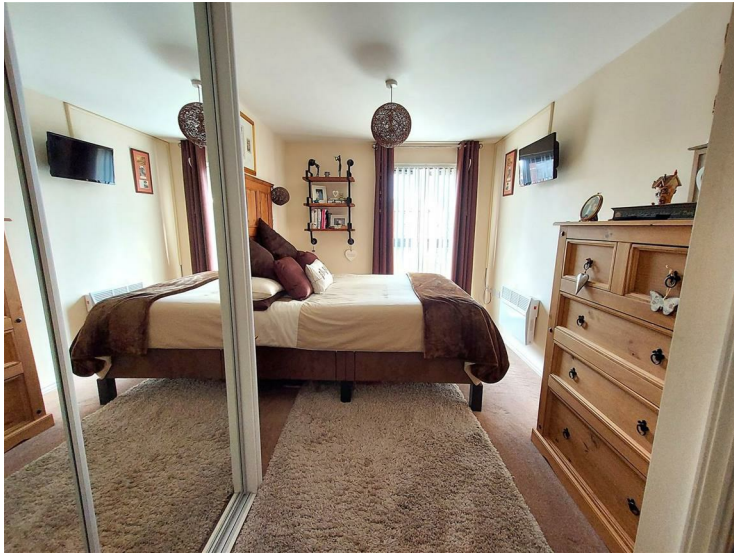
10'5" x 7'6" (3.20m x 2.30m)



Having wall and base units with complementary work surface over, single drainer sink unit with mixer tap, built in oven and hob with hood over, space for domestic appliance, plumbing for washing machine, plumbing for domestic appliance, tiled splash backs, and tiled flooring.

### Bedroom One

14'5" max, 10'9" min x 8'6" max, 6'6" min (4.40m max, 3.30m min x 2.60m max, 2.00m min)



Having a full length double glazed window offering a seamless outlook over the basin, electric heater, fitted wardrobe with sliding mirrored doors, and door to the the ensuite shower room.



### Ensuite Shower Room



Having a shower enclosure with tiled surround, wash basin set to base unit, w/c with concealed cistern, heated towel rail, and extractor fan.

### Bedroom View





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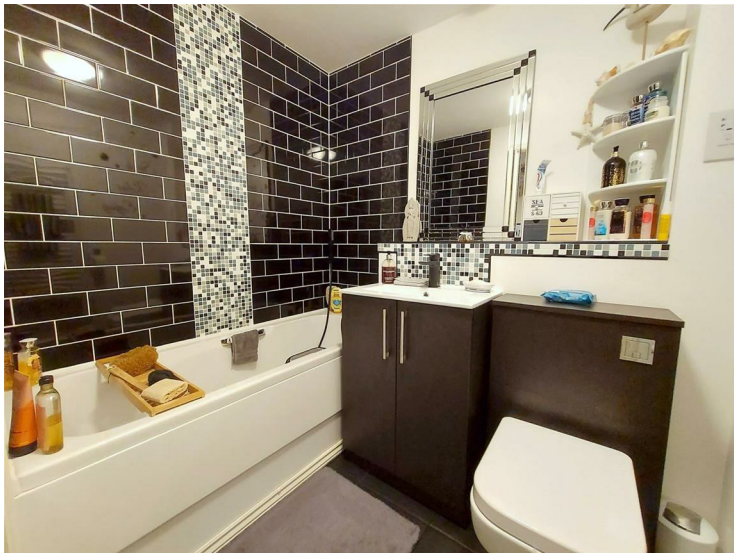
### Bedroom Two

10'9" x 8'6" (3.30m x 2.60m)



Having a full length double glazed window offering a seamless outlook over the basin, fitted wardrobe with sliding mirrored doors, and electric heater.

### Bathroom



Having a bath with tiled surround, wash basin set to base unit, w/c with concealed cistern, heated towel rail, and extractor fan.

### Outside

With allocated parking space.

### Waters Edge

A prestigious development located within Stourport-on-Severn and offering easy access to the Town Centre and picturesque walks.



### 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 May 2025 the seller has informed us of the following information;

The service charge is £1549.62 per annum

The ground rent is £386.32 per annum

The lease is 130 years (original lease was for 150 years from February 2005)

### 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

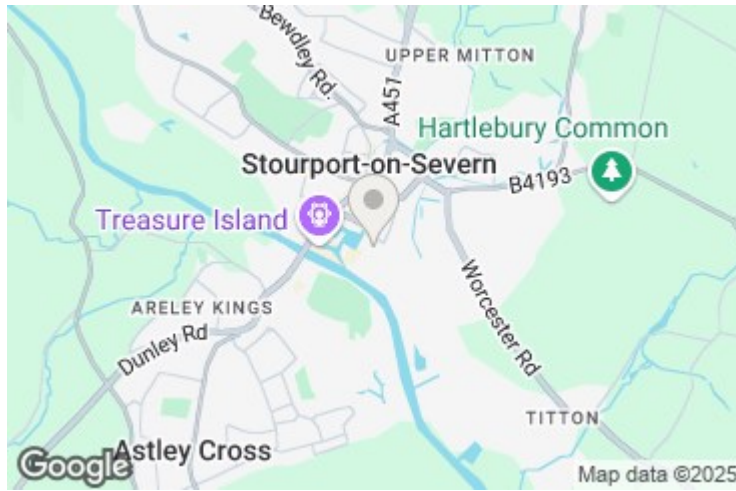
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or

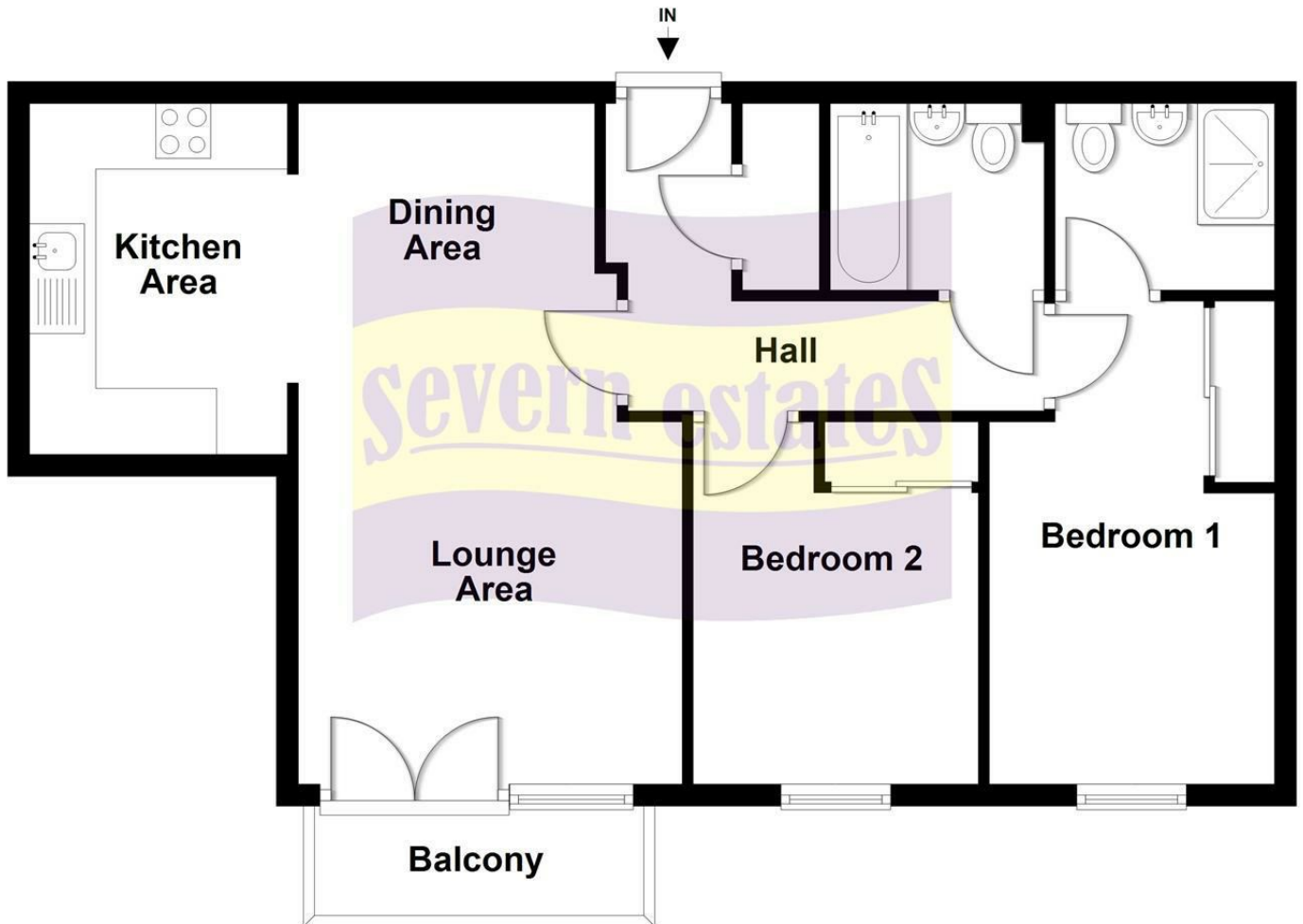
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employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

**RF-170525-V1.0**



## Severn View



| Energy Efficiency Rating                    |  |           |
|---|--|-----------|
|   | Current  | Potential |
| Very energy efficient - lower running costs |  |           |
| (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>                             |  |           |
| Not energy efficient - higher running costs |  |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |