



Flat 8 Severn View, Stourport-On-Severn, Worcestershire, DY13 9FE

We are delighted to offer For Sale this modern apartment situated on the 2nd floor of this waterside development built by Messer's Barratt Homes. Situated in the Stourport Basin it is ideal for all the Town Centre amenities. The accommodation comprises of an open plan lounge / dining area, kitchen area, two bedrooms, ensuite and bathroom. The property benefits further from double glazing, electric heating and allocated parking. The property is currently tenanted at a rental of £680pcm. Early viewing is a must to avoid missing out.

Council Tax Band B.

Epc Band C.

Offers Around £174,950

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Communal Entrance

With security intercom system and staircase rises to the upper floors.

Entrance Door

Opens into the reception hall.

Reception Hall

Having electric heater, door to storage cupboard with further doors to the open plan living area, two bedrooms and the bathroom.

Open Plan Living Area



Having double glazed double doors with Juliette balcony, two electric heaters and access to the kitchen area.

Open Plan Living Area

14'1" x 10'9" plus 5'2" x 3'7" (4.3m x 3.3m plus 1.6m x 1.1m)



Open Plan Living Area

7'10" x 6'2" (2.4m x 1.9m)



Kitchen

9'2" x 5'10" (2.8m x 1.8m)



Fitted with a range of wall and base cabinets with white gloss fronted doors, complimentary work surface over, single drainer sink unit with mixer tap, built in stainless steel oven and electric hob with hood over, plumbing for washing machine, space for domestic appliances and wall mounted mirror.

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Bedroom One

11'1" x 10'5" max 6'6", 19'8" min (3.4m x 3.2m max 2,6m min)



Having a double glazed window to the front, fitted wardrobes with sliding mirror doors, electric heater and door to the ensuite shower room.

Ensuite

6'2" x 5'6" (1.9m x 1.7m)

Having a white suite comprising of a shower cubicle with wall thermostatic shower, pedestal wash hand basin, W/C, part tiled walls and heated towel rail.

Bedroom Two

10'5" x 6'6", 19'8" (3.2m x 2,6m)



Having a double glazed window to the front, electric heater and fitted wardrobe with sliding mirror doors.

Bathroom

6'6" x 5'6" (2.0m x 1.7m)



Fitted with a white suite comprising of a panel bath, pedestal wash hand basin, W/c, part tiled. walls, 2 wall mounted mirrors and a heated towel rail

Outside



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Outside



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.

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.

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.

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.

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.

Council Tax

Wyre Forest District Council Band B.

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