



10 Waterfront Views, Stourport-On-Severn, Worcestershire, DY13 9BT

*****Ideal First Purchase or Buy to Let Investment*****

We are delighted to offer For Sale this modern style apartment which is situated in the heart of Stourport On Severn Town Centre and boasts stunning views over the marina and the distant hills. The accommodation is situated on the first floor and can be accessed by either staircase or lift and comprises of a lounge, separate kitchen, two bedrooms and bathroom. The property benefits further from a gas central heating system, double glazing and allocated parking. The property is currently rented out at £650 pcm.

Council Tax Band B.
 Epc Band C.

Offers Around £135,000

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Communal Entrance

Entrance Door

Opens into the reception Hall.

Reception Hall

Having intercom phone, radiator, doors to the lounge, bedrooms and bathroom.

Lounge

14'9" x 12'1" (4.5m x 3.7m)



Having double glazed double doors to the front with Juliette balcony overlooking the basin, electric fire suite, radiator and door to the kitchen.

Lounge



Kitchen

10'2" x 7'10" (3.1m x 2.4m)



Fitted with a range of wall and base cabinets with white gloss fronted doors with complimentary work surface over, one and a half bowl sink unit with mixer tap, built in oven and gas hob with extractor over, plumbing for washing machine, space for domestic appliance, radiator, wall mounted central heating boiler and double glazed window to the rear.

Bedroom One

11'5" max into wardrobe x 9'6" (3.5m max into wardrobe x 2.9m)



Having a double glazed window to the front, fitted wardrobes with sliding mirror doors and a radiator.

Bedroom Two

8'10" x 6'10" (2.7m x 2.1m)

Having a double glazed window to the rear and radiator.

Bathroom

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

Fitted with a white suite comprising of a panel bath having a shower attachment to taps with screen, pedestal wash hand basin, W/C, part tiled walls, heated towel rail and double glazed window to the rear.

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View



View



Outside

Residents car park with allocated space

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.

Council Tax

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.

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.

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