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Flat 2 Station House, Macarthur Way, Stourport-On-Severn, DY13 8BN

This modern ground floor apartment is situated within this popular development which offers easy access to town centre, and excellent transport links including bus stop and main road networks.

The apartment has been well cared for and offers a modern style living, which briefly comprises an open plan living and kitchen area, plus bedroom and bathroom all to the ground floor. Benefitting further from double glazing, electric heating, and allocated parking. Call and book your viewing today to avoid missing out.

EPC band C
Council tax band A.

Offers Around £115,000

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Communal Entrance

Having communal entrance doors to the front and rear elevation, with the apartment entrance door being located on the ground floor.

Apartment Entrance Door

Opening to the hall, with doors to the open plan living area, bedroom, and bathroom, plus electric storage heater, airing cupboard, and storage cupboard.

Open Plan Living Area



Living Area

18'4" max, 15'8" min x 9'10" (5.60m max, 4.80m min x 3.00m)



Having two full length double glazed windows, two electric storage heaters, and open plan to the kitchen area.

Kitchen Area

11'1" x 5'2" (3.40m x 1.60m)



Fitted with wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with extractor fan over, space for under counter appliance, space for domestic appliance, plumbing for washing machine, tiled splash backs, and double glazed window.



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Bedroom

14'9" x 8'10" - inc w/robe (4.50m x 2.70m - inc w/robe)



Having a double glazed window, electric heater, and fitted wardrobe with sliding mirrored doors.



Bathroom



Fitted with a suite comprising a bath with shower and screen over, pedestal wash basin, w/c, part tiled walls, and extractor fan.

Outside



Having an allocated parking space.

Agents Note

Please be advised the property is currently rented out with the tenant expressing a keen interest in staying on.

Council Tax

Wyre Forest DC - Band A.

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 September 2025 the seller has informed us of the

following information;

The service charge is approximately £90 per month
The ground rent is approximately £130.00 per annum
The lease is TBC years from TBC

All interested parties are advised to obtain verification through their solicitor.

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

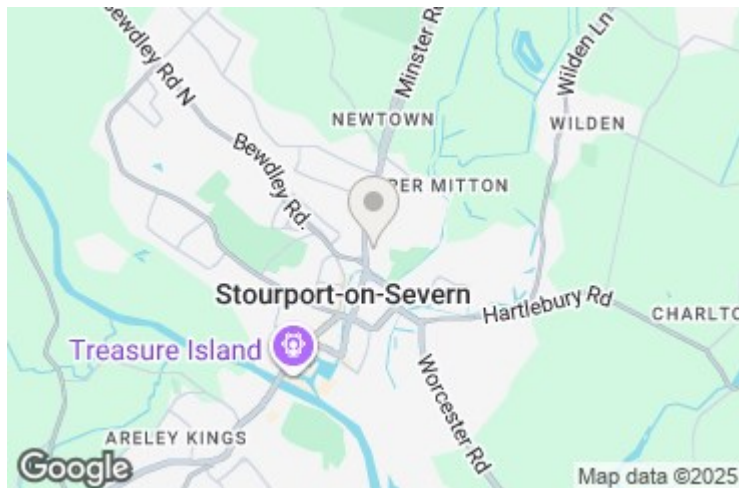
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

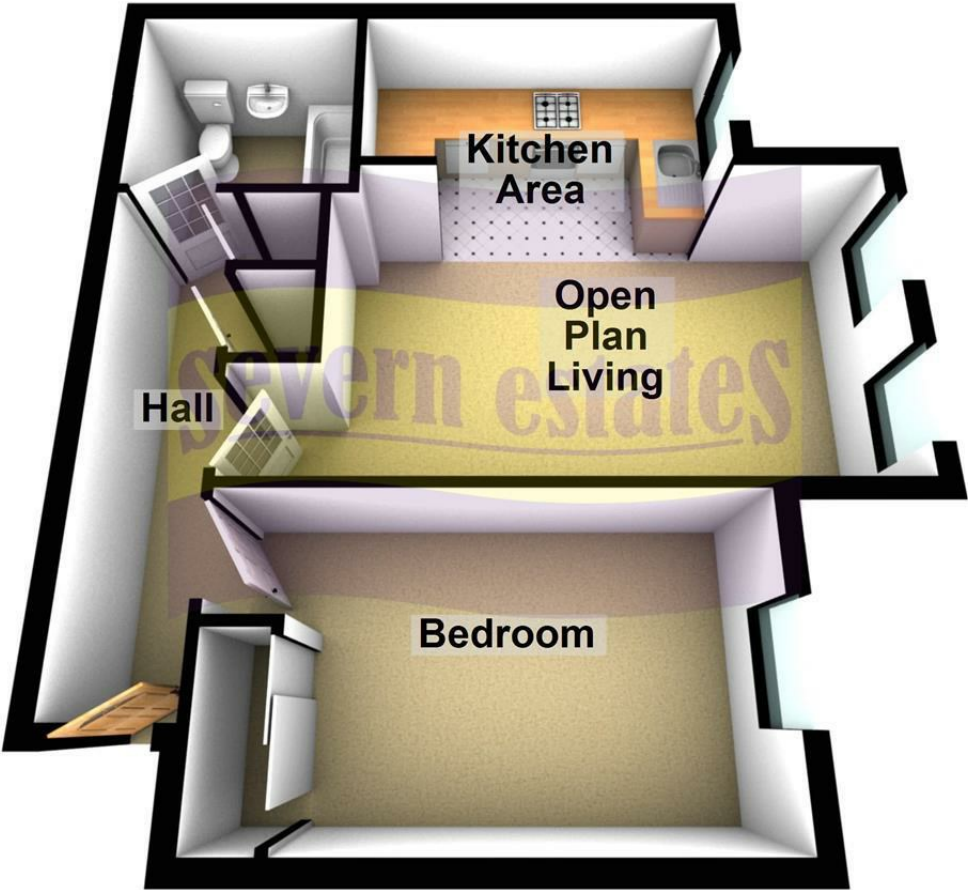
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

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-200925-V1.0



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	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 	