Severn Estates
40 High Street, Stourport on Severn
Worcestershire, DY13 8BS
01299 826777
sos@severnestateagents.co.uk
www.SevernEstateAgents.co.uk









54 School Gardens, Stourport-On-Severn, DY13 8ES

Early viewing is an absolute must!!!!! This deluxe second floor retirement apartment situated within this popular complex built circa 2018 set within the heart of Stourport on Severn Town Centre the location offers easy access to the local shops, road networks, bus links and walks along the picturesque canal and River Severn. Being run by Housing 21. The luxury development boasts a wealth of on-site facilities in addition to its convenient location. The incredibly well cared for modern apartment briefly comprises an entrance hall, open plan living with designated kitchen and living areas, two bedrooms and shower room. Benefitting from the distinct advantage of No Upward Chain and as a 75% Share purchase.

EPC Band B.
Council Tax Band C.

75% Share £168,000

54 School Gardens, Stourport-On-Severn, , DY13 8ES

School Gardens
School Gardens has been designed as a retirement community set within the Town Centre area of Stourport on Severn, built upon, and incorporating the former Primary School if offers a variety of on-site facilities which include a Café Bistro, residents lounge, hair salon, gym, communal gardens etc… in addition to easy access to the local shops, parks and Riverside Area. Offering a secure entrance system and 24 hour on-site team you can relax knowing that loved ones are safe. Parking may be available at an additional cost of approximately £tbc per month - limited availability and enquiries for these would need to be direct to Housing21.

A personal visit to the development is essential to fully understand and appreciate all that is on offer.

School Gardens Communal Area



School Gardens Communal Area



School Gardens Entrance
Secure entrance system leads to the communal area with Bistro and facilities just off and security doors through to the apartments. There are stairs and lifts to the floors above with this particular apartment being located just a short walk from the communal areas and on the ground floor.

Apartment Entrance Door
Opening to the hall.

Reception Hall



Having a radiator, coving to the ceiling, doors to the open plan living room / kitchen, two bedrooms, shower room and storage cupboards.

Open Plan Lounge



Having double glazed sliding patio door with Juliette Balcony, radiator, coving to the ceiling and access to the kitchen area.

54 School Gardens, Stourport-On-Severn, , DY13 8ES

Open Plan Lounge



Kitchen Area



Fitted with wall and bas cabinets with white gloss doors and marble effect work surface over, one and a half bowl sink unit with mixer tap, built in oven and microwave, hob with cooker hood over, integrated fridge / freezer, Washing machine and inset lighting.

Bedroom One



Having a double glazed window to the front, radiator, built in wardrobes with sliding doors and coving to the ceiling.

Bedroom Two



Having a double glazed window to the front, radiator and coving to the ceiling.

54 School Gardens, Stourport-On-Severn, , DY13 8ES

Shower Room





Having a shower area with hinged glazed shower screen and tiled surround, base units for storage with counter top over, inset wash basin and w/c with concealed cistern, wall mounted mirror, heated towel rail, and cupboard.

Grounds







Outside



Agents Note

School Gardens is development run by Housing 21, and any perspective purchaser will be required to submit and be successful in an application to Housing 21.

54 School Gardens, Stourport-On-Severn, , DY13 8ES

Council Tax
Wyre Forest District Council Band C.

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 / 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.

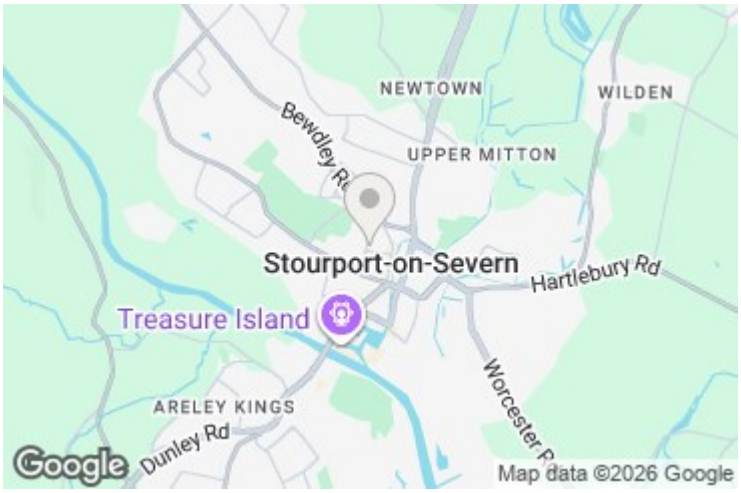
Fixtures & Fittings
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

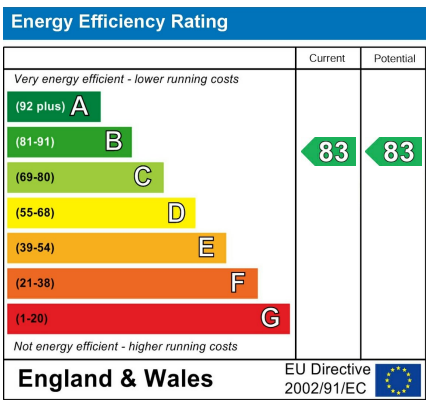
MONEY LAUNDERING REGULATIONS
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

RP-30/10/2026-V2




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
83
83
England & Wales
EU Directive 2002/91/EC