



**19 Waterfront Views, Stourport, 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 third floor and can be accessed by either staircase or lift and comprises of a lounge / diner, separate kitchen, two bedrooms and bathroom. The property benefits further from a gas central heating system, double glazing and allocated parking. Available with No Upward Chain.

Council Tax Band B.

Epc Band C

**Offers Around £147,500**

## 19 Waterfront Views, Stourport, Worcestershire, DY13 9BT

### Communal Entrance

With intercom system, staircase and lift to upper floors.

### Entrance Door

Opens in to the reception hall.

### Reception Hall

Having door to the open plan living area, bedrooms, bathroom and a radiator.

### Open Plan Living Area

24'3" max 12'9" min x 17'0" max 8'6" min (7.4m max 3.9m min x 5.2m max 2.6m min)



Having double doors with Juliette balcony, laminate wood effect flooring, two radiators, double glazed window to the rear and radiator and door to the kitchen.

### Open Plan Living Area



### View



### Kitchen

10'9" x 7'10" (3.3m x 2.4m)



Fitted with wall and base cabinets with wood effect doors and marble effect work surface over, one and a half bowl sink unit with mixer tap, built in double oven and gas hob with extractor fan over, plumbing for washing machine, space for domestic appliances, part tiled walls, wall mounted boiler and double glazed window to the rear.

# 19 Waterfront Views, Stourport, Worcestershire, DY13 9BT

## Bedroom One

11'1" x 11'1" (3.4m x 3.4m)



Having double doors with Juliette balcony to the rear and a radiator.

## Bedroom Two

8'6" x 8'2" (2.6m x 2.5m)



Having a double glazed window to the rear and radiator.

## Bathroom

8'10" x 5'6" (2.7m x 1.7m)



Fitted with a white suite comprising of a panel bath with shower taps and screen, pedestal wash hand basin, W/C, part tiled walls, radiator and extractor fan.

## Allocated Parking

## Outside



# 19 Waterfront Views, Stourport, Worcestershire, DY13 9BT

## 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 / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

## Council Tax

Wyre Forest District Council Band B.

## 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-03/04/2025-V1

