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









## School Gardens Vernon Road, Stourport-On-Severn, DY13 8ES

Deluxe Ground Floor Retirement Apartment with Private Patio – No Upward Chain

Situated in the heart of Stourport-on-Severn town centre, this beautifully presented ground floor retirement apartment offers modern, comfortable living within a popular development built circa 2018. Managed by Housing21, this luxury development offers an excellent range of on-site facilities, complemented by its convenient central location. Residents benefit from easy access to local shops, transport links, road networks and the beautiful walks along the picturesque canal and River Severn.

The apartment has been exceptionally well maintained and offers modern accommodation comprising an entrance hall, spacious open-plan living area with clearly defined kitchen and lounge spaces, a comfortable bedroom and a contemporary shower room.

Further benefits include no upward chain, making the purchase potentially more straightforward and as a 75% Share purchase.

EPC Band B.
Council Tax Band B.

**75% Share £150,000**

# School Gardens Vernon Road, 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.

## Hall



With doors to the living area, bedroom, shower room, plus fitted storage cupboard, airing cupboard, and radiator.

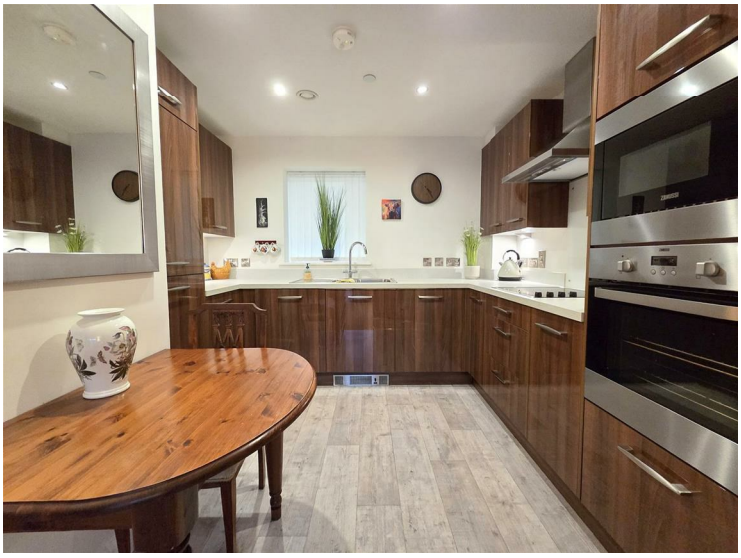
## Living Room
14'1" x 13'9" (4.30m x 4.20m)



Having a feature electric fire with surround, sliding patio doors to the patio area, radiator, coving to the ceiling, and open plan to the kitchen area.

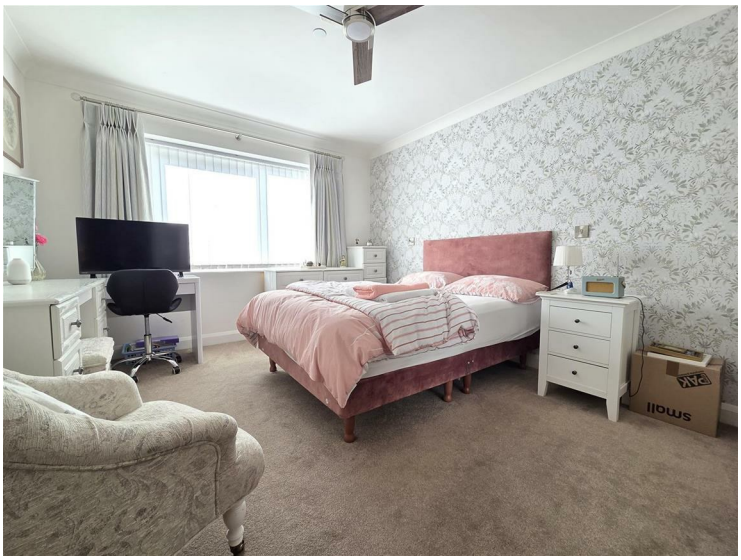
# School Gardens Vernon Road, Stourport-On-Severn, , DY13 8ES

## Kitchen
10'5" max x 8'10" (3.20m max x 2.70m)



A beautifully fitted kitchen with wall and base units having a complimentary worksurface, built-in oven, microwave and hob with hood over, integrated fridge-freezer, and washer dryer, one and a half bowl sink unit mixer tap, inset spotlights, and internal window to the communal area.

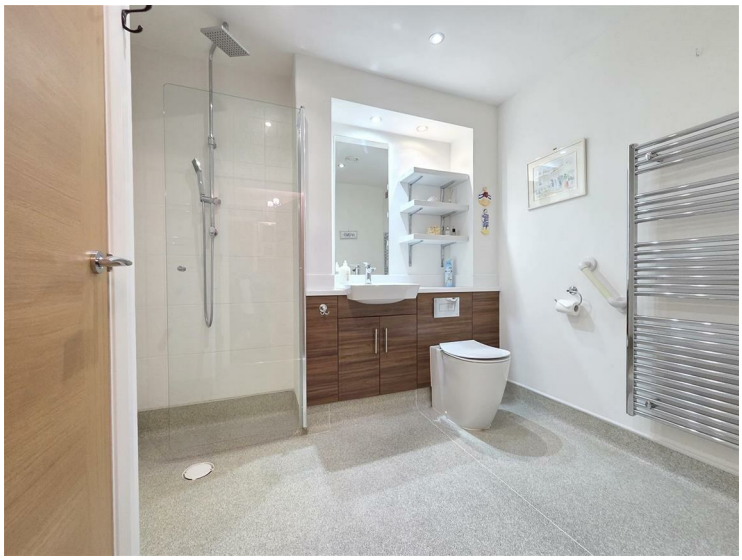
## Bedroom
13'9" x 10'9" inc. w/robes (4.20m x 3.30m inc. w/robes)



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



## Shower Room

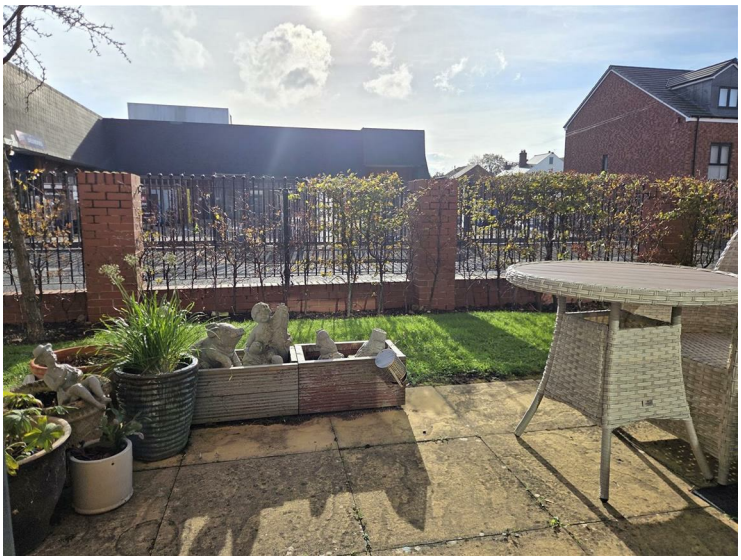


Having a shower area with hinged glazed shower screen and tiled surround, base units for storage with counter top over, inset wash basin and w/c with concealed cistern, wall mounted mirror, heated towel rail, and cupboard.

## Patio Area



# School Gardens Vernon Road, Stourport-On-Severn, , DY13 8ES





## Communal Gardens





## Outside





## School Gardens - Agents Note

School Gardens is development run by Housing21 and any perspective purchaser will be required to submit and be successful in an application to Housing21.

# School Gardens Vernon Road, Stourport-On-Severn, , DY13 8ES

## 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.

## 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 October 2026 we have been informed of the following details; (All interested parties should obtain verification through their solicitor)
Lease - 1st January 2018, running for a term of 150 years
Service Charge £443.74
Support Charge £133.43
Utility Charge £108.80

## 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.

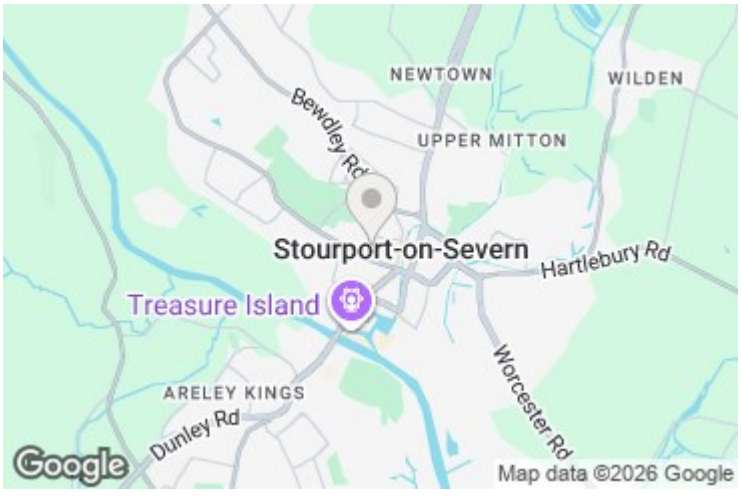
## Floorplan
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

## 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.

## Council Tax
Wyre Forest Band B.

**RF-151026-V1.0**



# School Gardens

