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22, River View Larch Way, Stourport-On-Severn, Worcestershire, DY13 9EJ

We are delighted to offer For Sale this 2nd floor apartment which is situated in the sought after 'Waters Edge' development, being located around the Stourport Basin it is ideal for Stourport on Severn town centre and all the main amenities. The accommodation comprises of an open plan living, dining and kitchen area with integrated appliances, two bedrooms, en-suite shower room and bathroom. The property benefits further from double glazing, electric heating and allocated parking. Currently rented out at £825pcm
Epc Band C.
Council Tax Band B.

Offers Around £137,500

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Communal Entrance

Entrance Door
Opens into the reception hall.

Reception Hall
Having doors to the open plan living area / kitchen, two bedrooms, bathroom and airing cupboard.

Open Plan Living Area
18'4" x 14'1" (5.6m x 4.3m)



Having double glazed double doors to the rear with Juliette balcony, further double glazed window to the side, two electric heaters.

Kitchen Area



Having wall and base cabinets with white gloss doors and complimentary work surface over, single drainer sink unit with mixer tap, integrated appliances including a stainless steel oven and hob with hood over, fridge / freezer, washer / dryer and dishwasher.

Bedroom One
14'1" x 9'6" max 8'6" min (4.3m x 2.9m max 2.6m min)



Having a double glazed window to the rear, fitted wardrobes with sliding doors, electric heater and door to the ensuite

Ensuite
5'10" x 5'6" (1.8m x 1.7m)



Fitted with a shower cubicle, pedestal wash hand basin, W/c, part tiled walls, heated towel rail, toilet roll holder and further towel rail.

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Bedroom Two



Bathroom
6'6" x 5'6" (2.0m x 1.7m)



Fitted with a white suite comprising a panel bath, pedestal wash hand basin, W/c, large wall mounted mirror, heated towel rail, enclosed light fitting, extractor fan, glass shelf further towel rail and toilet roll holder.

Allocated Parking
The property comes with one allocated parking 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

Outside



Outside



Local View



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Local View





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.

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

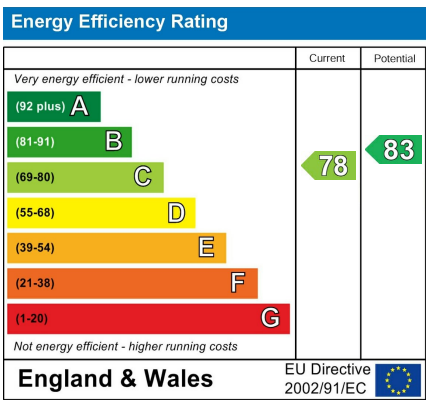
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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-10/12/2024- V1


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
78
83
England & Wales
EU Directive 2002/91/EC