



### **Flat 5, Waterfall House Waters Edge, Stourport-On-Severn, DY13 9FD**

A rare opportunity to purchase a two bedroom ground floor waterside apartment situated in an enviable position overlooking the basin, with the additional benefit of a small communal entrance giving access to only three apartments. Located on the popular 'Waters Edge' development built by Messrs. Barratt Homes, the development is centred around the reconstructed basin and offers easy access to Stourport on Severn Town Centre and its amenities, including shops, main road networks and picturesque walks. Immaculate in its presentation the well cared for apartment is situated on the ground floor and briefly comprises a modern open plan living, dining and kitchen area, two bedrooms, ensuite, and a shower room. Benefiting further from allocated parking, electric heating, double glazing and views directly over the basin. An internal inspection is required to fully appreciate the apartment on offer.

Council Tax Band B  
 EPC band D

**Offers Around £185,000**



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### Communal Entrance

Having an intercom system and opens into the communal hallway.

### Entrance Door to Apartment

Opens into the reception hall.

### Hallway

Having doors to the open plan living area, bedrooms, bathroom and airing cupboard.

### Open Plan Living Area

18'4" x 16'8" max 16'4" min (5.61m x 5.1m max 5.0m min)

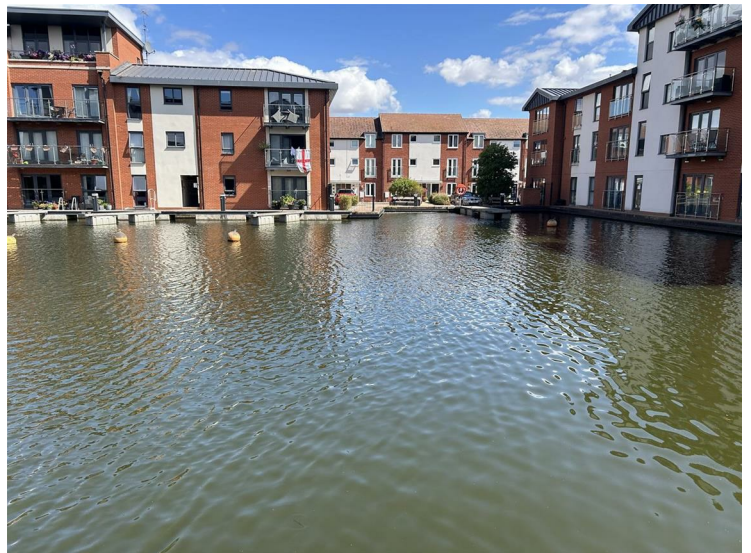


Having double glazed double doors opening to the basin, further double glazed windows to the rear and side, electric fire suite, electric wall heaters and access to the kitchen area.

### Open Plan Living Area



### View



### Kitchen Area



Fitted with a range of wall and base cabinets with white gloss fronted doors and dark marble effect work surface over, single drainer sink unit with mixer tap, built in oven and hob, fridge freezer, plumbing for a washing machine, space for domestic appliance and tiled flooring.



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### Bedroom One

16'8" max 12'1" min x 8'10" (5.1m max 3.7m min x 2.7m)



Having double glazed double doors opening to the basin, wall mounted electric heater and door to the ensuite shower room.

### Ensuite

6'10" x 4'7" (2.1m x 1.4m)



Fitted with a shower enclosure with thermostatic shower, pedestal wash hand basin, W/C, part tiled walls, heated towel rail and extractor fan.

### Bedroom Two

14'1" max 11'1" min x 9'6" max 3'7" min (4.3m max 3.4m min x 2.9m max 1.1m min)



Having a double glazed window to the side and electric heater.

### Shower Room

7'10" x 5'10" max 4'11" min (2.4m x 1.8m max 1.5m min)



Fitted with a walk in shower cubicle with thermostatic shower, pedestal wash hand basin, W/C, part tiled walls, heated towel rail and a radiator.

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## Outside



Communal areas and 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.

## 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.

## Council Tax

## 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

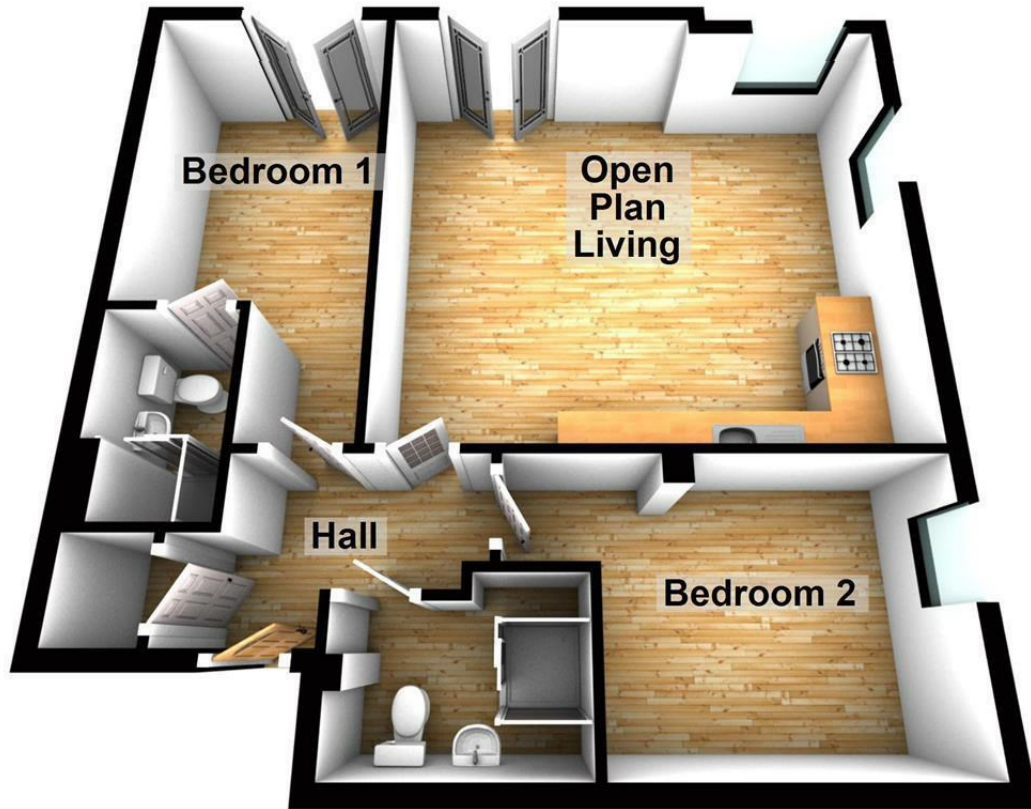
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-05/08/2026-V1



## Waterfall House



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>81</b> |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | <b>67</b>                                                                                                   |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |