



10 The Tontine

Stourport-on-Severn, DY13 9EN

Andrew Grant

10 The Tontine

Severn Side, Stourport-on-Severn, DY13 9EN

2 Bedrooms 2 Bathrooms 2 Reception Rooms

A characterful first floor apartment within a historic building offering river and basin views, spacious accommodation and secure parking.

- A first floor apartment within a Grade II listed riverside building
- Dual aspect living room capturing views of the River Severn and canal basin
- Fitted kitchen diner with integrated appliances and space for family meals
- Allocated parking within a gated courtyard for residents
- Conveniently positioned near town centre amenities, canal wharf and riverside walks

This spacious first floor apartment occupies a prime position within a converted Grade II listed building, combining period charm with modern convenience. The accommodation includes a generous dual aspect living room with river and basin views, a fitted kitchen diner, two bedrooms, bathroom and en suite. With over 1,100 sq ft of living space, the property also benefits from allocated parking and communal grounds. Its riverside setting places the town centre, shops and leisure facilities within easy reach while providing a peaceful outlook over the water.

1191 sq ft (110.6 sq m)





The kitchen

Designed for everyday cooking and dining, this kitchen diner includes fitted cabinets and worktops with a sink set next to a front facing window, complemented by an integrated oven and hob with space for additional appliances for laundry and refrigeration. Open shelving offers additional storage and display space, and there is ample room for a dining table. A door links the room directly with the entrance hall.





The living room

Ideal for relaxation and entertaining, the living room enjoys dual aspect secondary glazed windows to the front and rear which frame views over the River Severn and canal basin. Generous proportions accommodate a range of seating arrangements with an electric burner for comfort.





The primary bedroom

The principal bedroom provides a spacious retreat with a secondary glazed window overlooking the River Severn. Fitted wardrobes and shelving offer extensive storage, and there is direct access to the en suite shower room. An electric heater and generous floor space contribute to a comfortable sleeping environment.





The primary en suite

Attached to the principal bedroom, the en suite offers a tiled shower enclosure with glass screen and rainfall-style shower, complemented by a pedestal wash basin and WC. A heated towel rail and extractor fan add practicality, with coving to the ceiling completing the neatly presented finish.



The second bedroom

A flexible second bedroom that could function as a guest room or home office, featuring a secondary glazed window facing the canal basin. Wall-mounted shelving provides storage for books or files, and an electric heater ensures year-round comfort.



The bathroom

Serving both bedrooms and visitors, the bathroom features a panelled bath with shower and screen, a pedestal wash basin and a WC. Tiled surrounds offer a practical finish, while an airing cupboard provides useful storage space.



The parking

Residents benefit from an allocated parking space within the gated courtyard, offering secure off-street provision. The courtyard provides access to the communal entrance and adds to the overall convenience of this town centre location.

Location

Stourport-on-Severn is a historic riverside town offering a blend of leisure and practical amenities. The area provides supermarkets, independent shops, cafés and restaurants alongside recreational facilities including parks, riverside walks and the canal basin. Road links connect to nearby centres such as Kidderminster and Worcester, with bus services providing local transport options. Schools for all age groups are available within the town and surrounding areas, and healthcare and leisure facilities are close at hand. This apartment enjoys a position near the town centre while benefiting from the tranquillity of its waterfront setting.

Services

The property benefits from mains electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band C.

Agent Note

The property is leasehold, held on a lease dated 3 November 2011 for a term of 125 years from 24 June 2010. There are approximately 109 years remaining on the lease as of April 2026. The annual ground rent is £250.

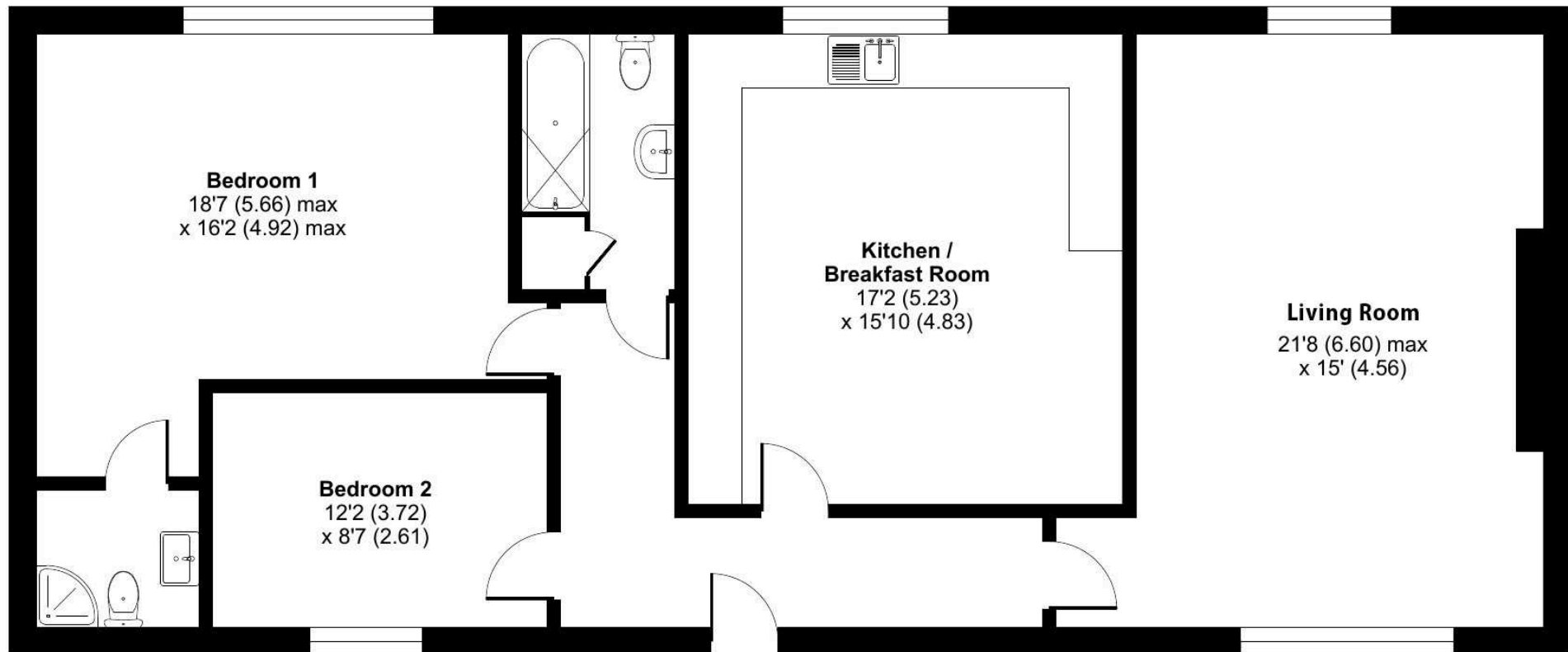


The Tontine, Stourport-on-Severn, DY13

Approximate Area = 1191 sq ft / 110.6 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Andrew Grant. REF: 1442687



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com