



4 Windermere, Stourport-On-Severn, Worcestershire, DY13 9FJ

Severn Estates are proud to offer a superb opportunity to purchase one of the larger style apartments on the incredibly popular 'Waters Edge' development and is available with the distinct advantage of No Upward Chain. Built by Messrs. Barratt Homes, the development is centered 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.

This immaculately presented, spacious waterside apartment is situated in an enviable position overlooking the reconstructed basin plus the established basin and Clocktower. Being on the first floor the apartment must be viewed to be fully appreciated with the accommodation briefly comprising an open plan living, dining and kitchen area with views over the basins, two double bedrooms, ensuite shower room and bathroom. Benefiting further from allocated parking, electric heating, double glazing and balcony over the basin. An internal inspection is required to fully appreciate the apartment and the position on offer.

EPC band C.
 Council Tax Band B.

Offers Around £195,000

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Communal Entrance

Entrance door opens to the hall with stairs rising to the floors above with the apartment being located on the first floor.

Apartment Entrance Door

Opening to the hall.

Hall

Having a wall mounted electric heater, secure intercom system, alarm panel and doors to the open plan living area, bedrooms one and two, bathroom and airing cupboard

Open Plan Living Area



A spacious layout having designated living area, dining area and kitchen area.



Living Area



Having double glazed double doors opening to the balcony, wall mounted electric heater and electric fire.

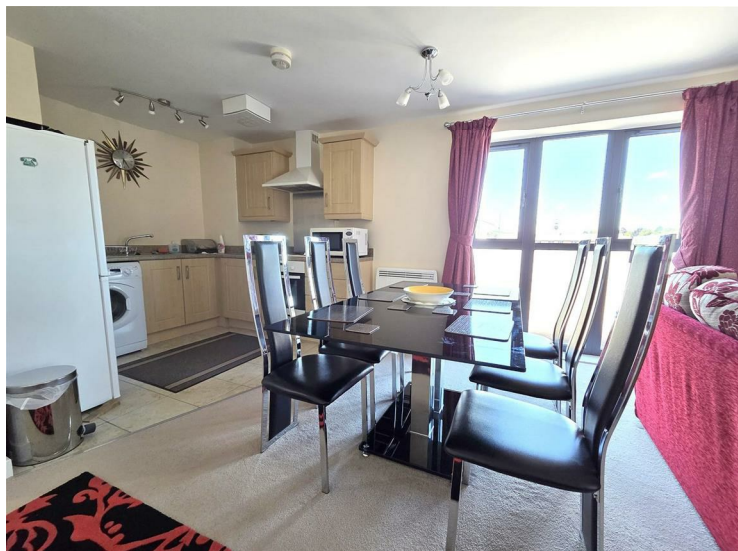
Balcony



With glazed panels and offering impressive views of the basins.

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Dining Area



Having a feature full length double glazed window providing fabulous views over the established basin and Clocktower plus two electric heaters.

View



Kitchen Area



Fitted with wall and base units having complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with stainless steel splashback and hood over, plumbing for washing machine and dishwasher (currently locate behind a fixed unit door), space for domestic appliance and tiled flooring.

Bedroom One

13'5" max, 9'6" min x 12'5" max, 4'3" min (4.10m max, 2.90m min x 3.80m max, 1.30m min)



Having double glazed windows to the rear and side, wall mounted electric heater, fitted wardrobes and door to the ensuite shower room.

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Bedroom One View



Bedroom Two

11'1" x 9'2" (3.40m x 2.80m)



Ensuite Shower Room



Fitted with a white suite comprising a shower enclosure with tiled surround, pedestal wash basin, w/c, heated towel rail and extractor fan.

Having a double glazed window to the rear and wall mounted electric heater.

Bathroom



Fitted with a white suite comprising a panelled bath with tiled surround, pedestal wash basin, w/c, heated towel rail and extractor fan.

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Outside



Having an allocated parking space.



Local Area

Waters Edge



Council Tax

Wyre Forest DC - Band B.

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.

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.

The seller has informed us of the following information which was supplied in June 2025;

Tenure - Leasehold

Length - 150 Years From 2005

Ground Rent - £386.32 (period of 01/03/2025 to 28/02/2026)

Service Charge - £774.81 per half year

Fixtures & Fittings

You should ensure that your solicitor verifies this information in



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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

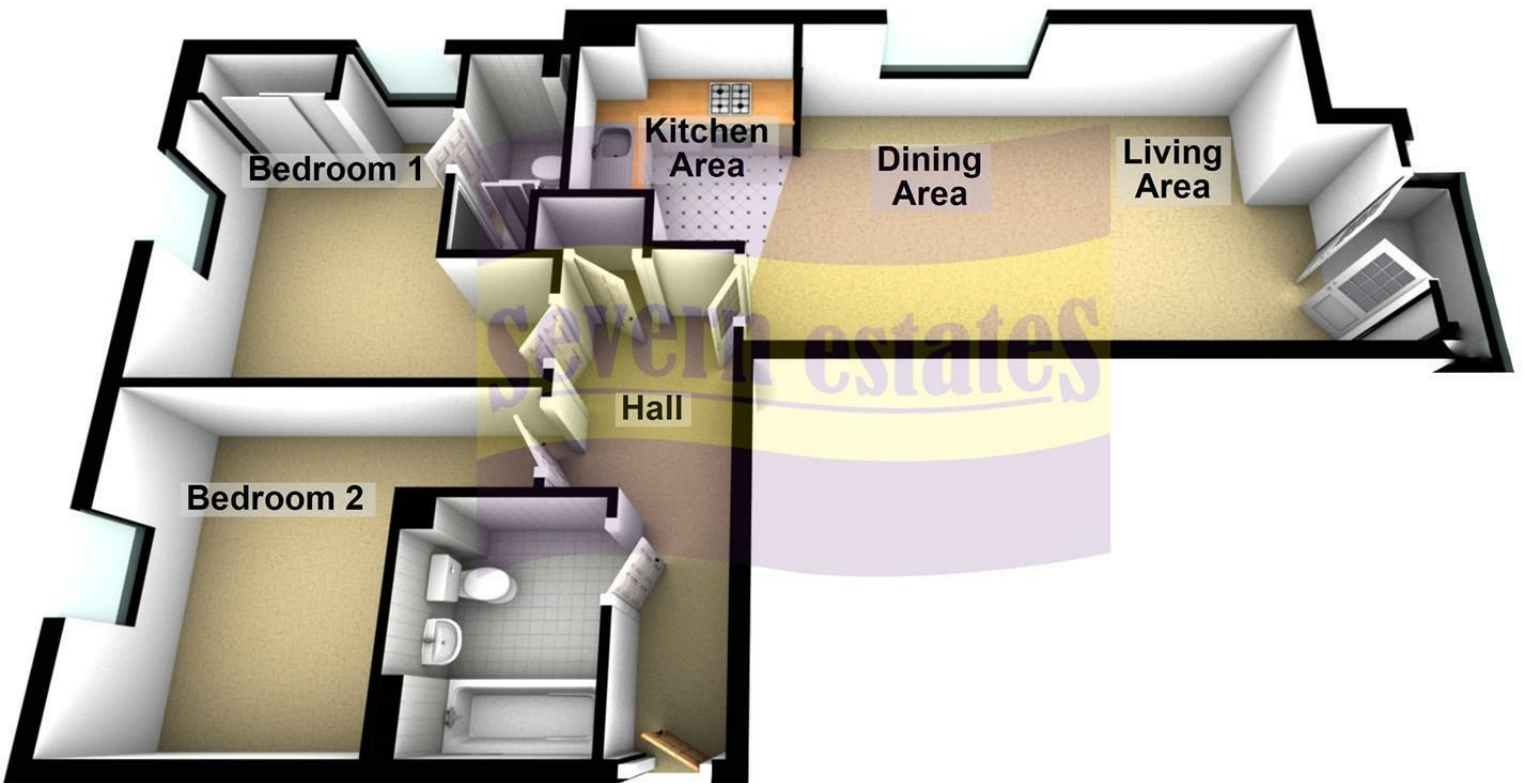
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

RF-060423-V1.0



Windermere



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 