



Flat 10 School Gardens, Vernon Road, Stourport-On-Severn, DY13 8ES

This deluxe ground floor retirement apartment has the great benefit of its own patio area and being situated within this popular complex built circa 2018 set within the heart of Stourport on Severn Town Centre the location offers easy access to the local shops, road networks, bus links and walks along the picturesque canal and River Severn. Being run by Bromford Housing the luxury development boasts a wealth of on-site facilities in addition to its convenient location. The incredibly well cared for modern apartment briefly comprises an entrance hall, open plan living with designated kitchen and living areas, bedroom and shower room. Benefitting from the distinct advantage of No Upward Chain and as a 75% Share purchase.

EPC Band B.
Council Tax Band B.

75% Share £153,750

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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 it 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 Bromford.

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.

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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.

Kitchen Area

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" (4.20m x 3.30m)



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

Patio Area



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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.

Outside

Grounds



Agents Note

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

Council Tax

Wyre Forest DC - Band B.

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 February 2026 the seller/Bromford has informed us of the following information;

Service Charge - £685.96 per month from 1st April 2026

Ground Rent - £250 per annum (payable April '26)

Lease Length - 150 years from 1.12.2018

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

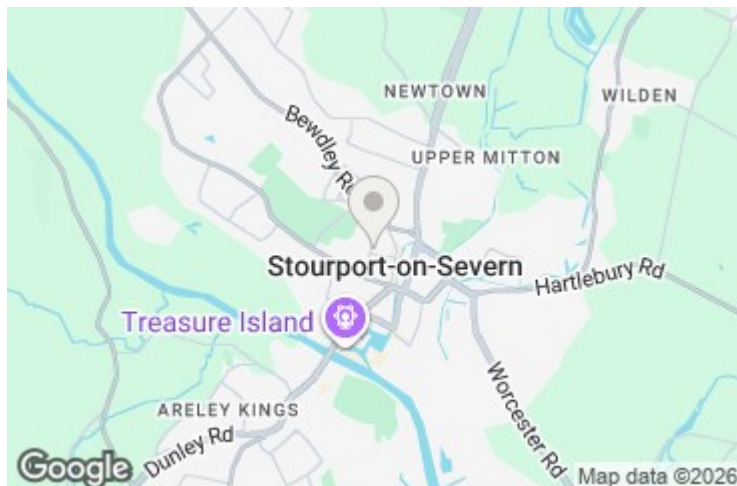
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

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.

RF-230226-V1.0



School Gardens



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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 