Severn Estates
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Flat 18 River View Larch Way, Stourport-On-Severn, Worcestershire, DY13 9EJ

We are delighted to offer For Sale this second floor apartment built by messers "Barratt Homes" on their Waters Edge Development. Situated in the heart of the Georgian town of Stourport On Severn. The accommodation comprises of an open plan lounge with picture window, open plan kitchen area, bedroom and bathroom. The property benefits further from double glazing, electric heating and allocated parking. Available with No Upward Chain. Register your interest today to avoid missing out.
Council Tax Band A
Epc Band B.

Offers Around £114,995

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Communal Entrance
Opening to the hall, with stairs rising to the floors above with the apartment being located on the second floor.

Entrance Door
Opening to the hall.

Reception Hall
With doors to the bedroom. shower room, and open plan living area, plus electric heater.

Lounge Area
18'8" x 13'9"* (5.70m x 4.20m*)

With a feature curved wall with full length double glazed windows, and electric heaters.
* Irregular in shape, and includes an overlap with the kitchen area.

Kitchen Area
8'10" x 6'10" (2.70m x 2.10m)

Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in wardrobe and hood with stainless steel splash back, space for domestic appliance, plumbing for washing machine, space for slim-line dishwasher, and double glazed window to the side.

Bedroom
10'5" x 8'6", plus 5'10" x 3'11" (3.20m x 2.60m, plus 1.80m x 1.20m)

With a full length double glazed window, fitted wardrobe, and electric heater.

Bathroom

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

Outside

Allocated Parking

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
Wyre Forest District Council Band A.

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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.

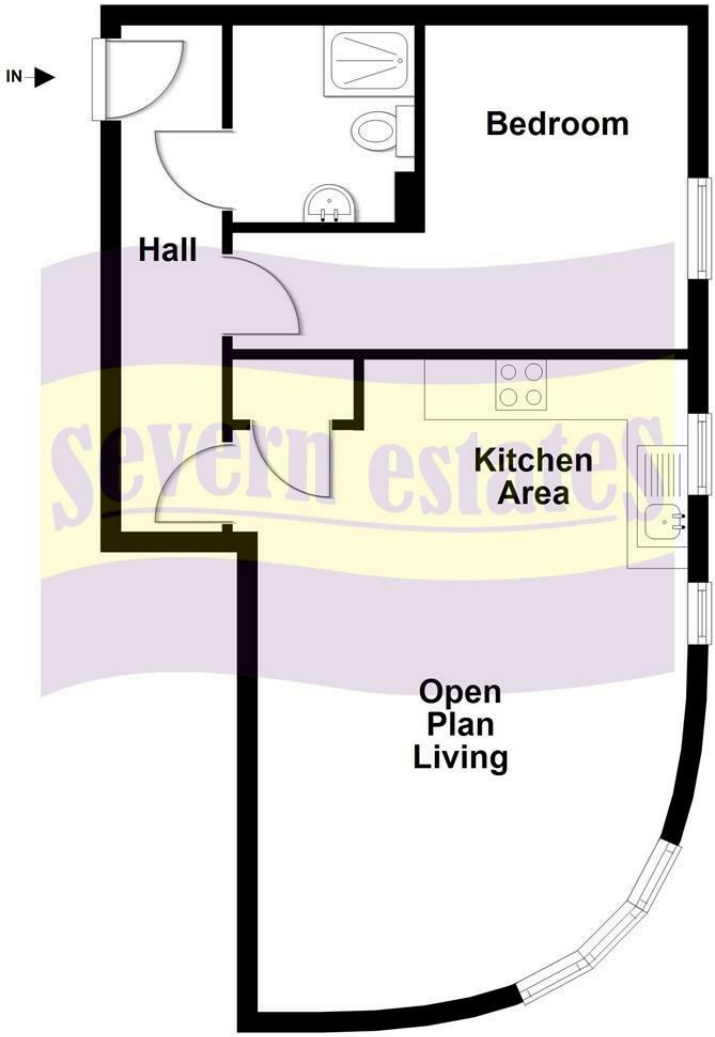
Disclaimer

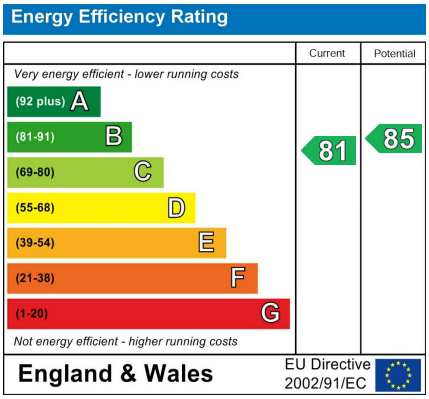
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-25.10.2025-V2

River View


IN
Bedroom
Hall
Kitchen
Area
Open
Plan
Living


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
81
85
England & Wales
EU Directive
2002/91/EC