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18 Hastings Court Church Avenue, Stourport-On-Severn, Worcestershire, DY13 9DB

We are delighted to offer For Sale this 2nd floor apartment which is situated close to the town of Stourport on Severn and all its amenities. An early internal inspection is required to appreciate the accommodation on offer which comprises of a lounge with views over Stourport, kitchen, two bedrooms and a shower room. The property benefits further from a gas central heating system and double glazing. The property is currently rented out at a rental of £650pcm

Epc Band D.

Council Tax Band A.

Offers Around £119,950

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Communal Entrance

Having a door opening in and a staircase rising to the upper floors where this flat is situated on the top floor.

Entrance Door

Opens in to the reception hall.

Reception Hall

Doorways giving access to the lounge and kitchen with a further inner hallway.

Lounge

15'1" max 13'1" min x 11'9" (4.6m max 4.0m min x 3.6m)

Having a double glazed window to the rear with views over Stourport, laminate wood effect flooring, radiator and coving to the ceiling.

Kitchen

11'5" x 8'2" (3.5m x 2.5m)



Fitted with a range of wall and base cabinets with wood effect doors and marble effect work surface over, single drainer sink unit with taps, built in double oven, gas hob with hood over, plumbing for washing machine, part tiled walls, tile effect laminate flooring, radiator, double glazed window to the front and spot lights.

Bedroom One

11'5" x 10'5" (3.5m x 3.2m)

Having a double glazed window to the rear, laminate wood effect flooring and radiator.

Bedroom Two

11'1" max 8'6" min x 8'2" (3.4m max 2.6m min x 2.5m)

Having a double glazed window to the front, radiator and door to wardrobe.

Shower Room

6'10" x 5'6" max (2.1m x 1.7m max)



Having a shower cubicle with wall mounted shower, pedestal wash hand basin, W/c, tiled walls, double glazed window to the side and a radiator.

Outside

Communal Gardens to the front and rear.

Garage

In a separate block to the rear of the property

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.

Council Tax

Wyre Forest District Council - Band A.

Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

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

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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.

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