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Clocktower Penthouse 25 Severn View, Stourport On Severn, Worcestershire, DY13 9FE

* * NEW PRICE DUE TO THE SELLER FINDING A PROPERY OF SIGNIFICANT INTEREST TO THEM * * *

Clocktower Penthouse comes to market for the first time since being originally bought 'off plan' by the current owner and has arguably one of the best positions on 'Waters Edge' commanding a central view over the basin, Clocktower and distant countryside. Built by Messrs. Barratt Homes the popular 'Waters Edge' development offers a peaceful, yet convenient location within walking distance to the town centre with a variety of shops, supermarkets, doctors, pharmacies and cafes, plus easy access to the main road networks and the Canal & Riverside area with picturesque walks and park.

Echoing the waterside location, the nautical themed interior and balcony has been well cared for and sympathetically executed to provide a modern open plan layout with designated kitchen, dining and living areas, bathroom, two bedrooms - both with fitted wardrobes, and the principle bedroom benefiting from a ensuite. Benefitting further from allocated parking, electric heaters, and double glazing. Boosted by the large balcony that offers space for al-fresco dining and a neat sofa area to soak in the idyllic position and enjoy the views and evening sunsets from.
A visit to the apartment is essential to fully appreciate the accommodation and location on offer, available with No Upward Chain.

EPC Band C. Council tax Band B.

Offers Around £210,000

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Communal Entrance
Communal entrance hall is accessed via secure intercom system with stairs rising to the floors above.

Entrance Door
Opening to the hall.

Entrance Hall

With doors to the open plan living area, both bedrooms, and bathroom, secure intercom system, loft hatch with ladder and light, plus useful storage/airing cupboard with hanging facility for coats etc..

Loft Space
Accessed via a loft ladder and having lighting.

Open Plan Living Area

Very modern layout having designated lounge, dining and kitchen areas.

Lounge Area
11'5" x 10'9" (3.50m x 3.30m)

Tranquillity ensures within the lounge area having double glazed French Doors with side panel open to the balcony and provide gorgeous views over basin, clocktower, and distant countryside, plus feature electric fire suite.

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Outlook

Outlook from the lounge area.

Dining Area

9'6" max x 9'6" (2.90m max x 2.90m)

Being open plan with the kitchen area, vintage granite table can be included, plus freestanding unit with integrated work-from-home space.

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Kitchen Area
10'5" x 7'6" (3.20m x 2.30m)

Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in new oven, plus hob with stainless steel splashbacks and hood over, space for domestic appliance, space for undercounter appliance and plumbing for washing machine.

Bedroom One
14'5" max x 8'6" max (4.40m max x 2.60m max)

With full length double glazed windows over looking the balcony and basin, electric heater, fitted wardrobes with sliding mirrored doors, and door to the ensuite shower room.

Ensuite Shower Room

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

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Bedroom Two
10'9" x 8'6" inc. w/robe (3.30m x 2.60m inc. w/robe)

Having a full length double glazed windows over looking the balcony and basin, fitted wardrobe, and electric heater.

Bathroom

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

Balcony
27'2" x 3'7" (8.30m x 1.10m)

A fine selling feature of the property is the approximate 27ft balcony with replaced timber decking, electrical socket, and glazed side panels which provide an exceptional space for al-fresco dining plus a comfy sofa area to enjoy the views and evening sunsets from

Garden
Private balcony with stunning unrivalled views.

Parking
Their is a private allocated parking space (SV25) for the sole use of this property.

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Sunset at Clocktower Penthouse

Clocktower Penthouse

View

Views of Stourport Yacht Club

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Waters Edge

Local Area

Agents Note

Subject to criteria and value the seller is open to the consideration of exchange / swap for a modern two bedroom house.

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.

As of July 2026 the seller has informed us of the following information;

The service charge is £tbc

The ground rent is £tbc
The lease is tbc

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.

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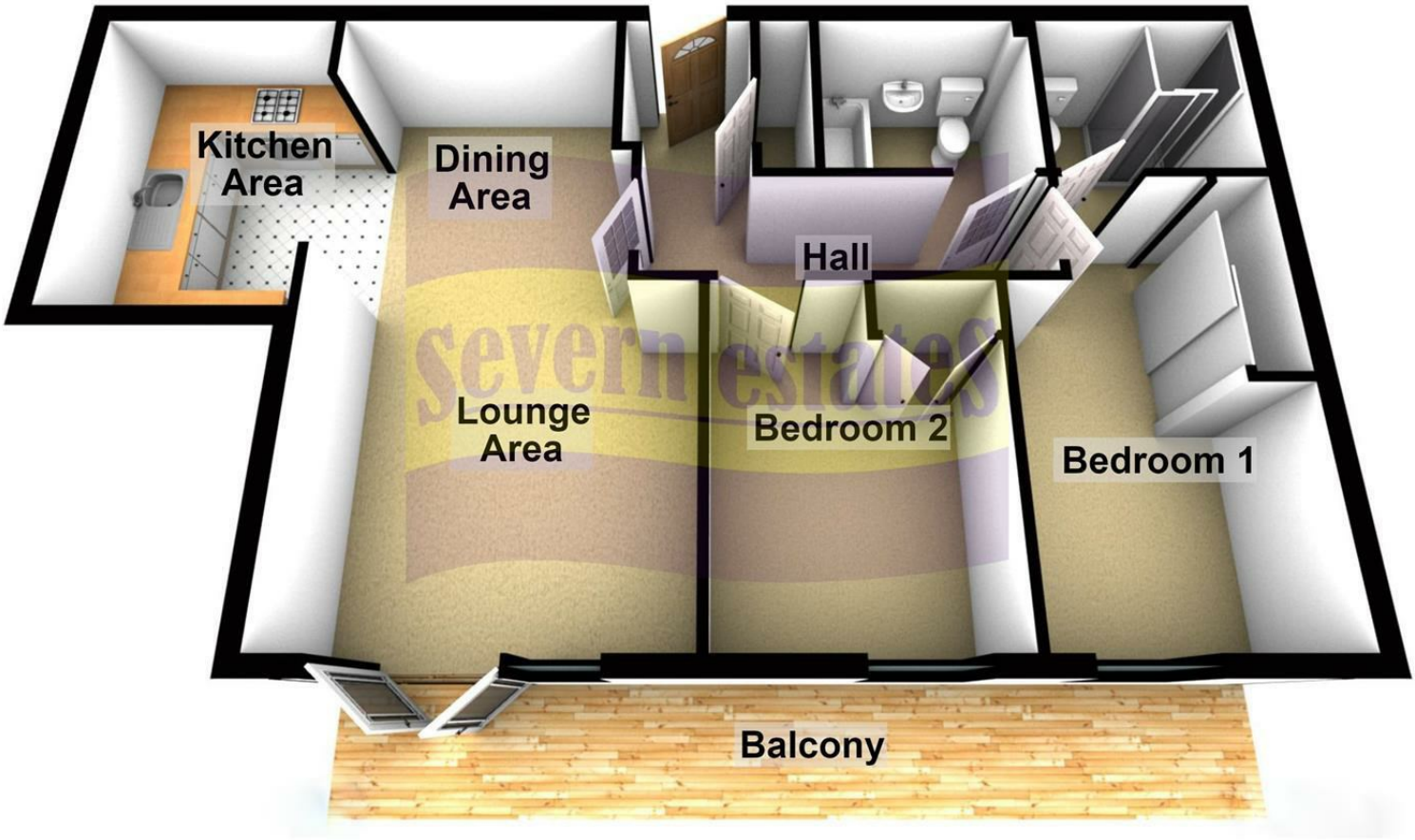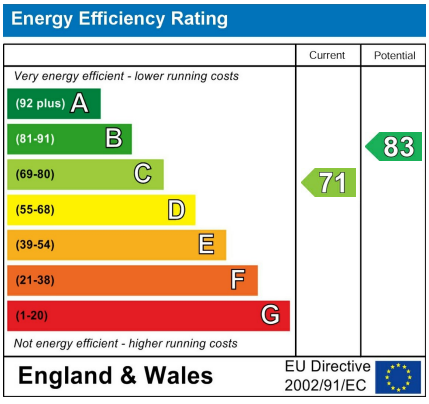
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