



For Sale: £179,950. Leasehold.

River View, Stourport on Severn, DY13 9EJ

- No upwards chain
- Ground floor apartment
- Water views
- Two bedrooms

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this ground floor apartment with views across the water and is offered with no upwards chain and vacant possession. The apartment benefits from dedicated parking space directly adjacent to entrance, reception hallway, open plan lounge kitchen dining area, two bedrooms and shower room. EPC C72.

**Entrance
Hallway**

Doors to living area, both bedrooms, bathroom and airing cupboard which houses the electric water tank and fuse board. Wall mounted electric heater and two ceiling light points. Alarm control panel. Amtico flooring.

**Open Plan
Living Dining
Kitchen**

Double glazed French doors overlooking the water basin and double glazed window to the side elevation. Kitchen area is fully fitted with a range of units with complimentary worksurfaces over. Inset sink. Built in electric oven, electric hob with extraction hood over, fridge freezer, washer dryer and slim line dishwasher. Amtico flooring throughout. Ceiling spotlights over kitchen area and ceiling light point over living area. Two wall mounted electric heaters.

Bedroom One

Full length double glazed window to the side elevation, built in mirrored wardrobes, wall mounted electric heater and ceiling light point.

Bedroom Two

Double glazed window to the rear overlooking the water basin, wall mounted electric heater and ceiling light point.

Shower Room

White suite comprising of double shower cubicle with mains shower, pedestal sink and low-level WC with tiled splashbacks. Double glazed obscured window to the front elevation, wall mounted electric towel radiator and ceiling light point. Vortice extraction fan.

**Leasehold
Information**

Approximately 130 years remaining on lease. Service charge for 2024-2025 £1,386.18 per annum. Ground rent for 2024 - 2025 £386.32 per annum. Mooring available for additional fee.



Room Details

Entrance Hallway

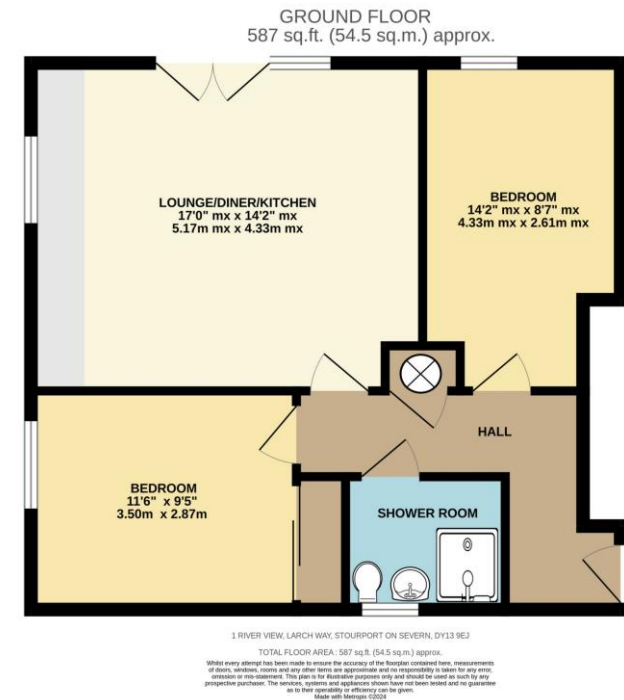
Open Plan 4.32m x 5.16m (14'2" x 16'11")

Living Dining Kitchen

Bedroom One 3.51m x 2.83m (11'6" x 9'3")
excluding wardrobes

Bedroom Two 4.33m x 2.60m (14'2" x 8'6")

Shower Room 2.01m x 1.70m (6'7" x 5'7")



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		72	81
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		72	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

