Asking Price £115,000 Leasehold

1 Bedroom, Apartment - Retirement

38, Mitton Lodge Vale Road, Stourport-On-Severn, Worcestershire, DY13 8GB

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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Mitton Lodge

Mitton Lodge comprises of 45 one and two bedroom apartments in the heart of the beautiful Georgian canal town of Stourport-on-Severn. Conveniently located to Mitton Lodge, along with traditional high street, you will find everything you need on your doorstep including a butcher, Supermarkets and green grocers for your everyday items. Stourport-on-Severn is surrounded by picturesque countryside, so if you are feeling active or in need of fresh country air, as walk or cycle can be very rewarding. Hartlebury Common, Wyre Forest and the River Severn are all superb places close by to enjoy the great outdoors. In addition, there is a plentiful selection of activities to enjoy by the river including river cruises, a children's play area, crazy golf and boats for hire.

There is a bus stop just by Mitton Lodge and Stourport-on-Severn is well served by public transport with regular bus services to Worcester, Bewdley, Hartlebury, Kidderminster and many more destinations, allowing you to travel when you wish. Alternatively, there is always the option to take the Severn Valley Railway and arrive in style.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Mitton Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Mitton Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Mitton Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

Property Overview

ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH BALCONY

Welcome to Mitton Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The apartment is presented in good order throughout and is conveniently located near the stairs and lift providing easy access.

The Living Room offers ample space for living and dining room furniture. A french door opens to a Balcony and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, fridge and freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing at Mitton Lodge!

Features

- One bedroom second floor retirement apartment with balcony
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Fully equipped laundry room
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens and borders
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country

Key Information

Service Charge (Year Ending 31st May 2027): £2,558.33 per annum.

Ground Rent: £647.98 per annum. To be reviewed May 2026.

Council Tax: Band B

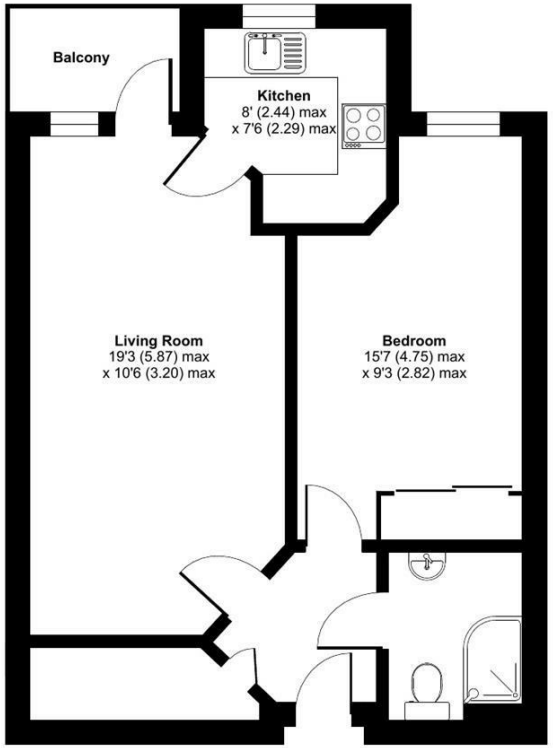
125 years lease commencing 2012

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 515 sq ft / 47.8 sq m

For identification only - Not to scale



EPC Rating: D

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1263259

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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