



Asking Price £175,000 Leasehold

2 Bedroom, Apartment - Retirement

6, Mitton Lodge Vale Road, Stourport-On-Severn, Worcester, DY13 8GB



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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.



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Property Overview

****TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

Situated in a fantastic position in the development is this delightful two bedroom apartment which benefits from a patio. The property provides spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to the owners private patio area and a further door leads through to the Kitchen.

The Kitchen 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, fridge and freezer. A large window provides light and ventilation.

Bedroom One is a generous double with a built-in mirrored wardrobe. A window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized double. This room could also be used as a separate Living Room, Study or Hobby Room.

The Shower Room offers a walk-in shower with handrails, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Mitton Lodge!



Features

- Two bedroom ground floor apartment with patio
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Fully equipped laundry room
- 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
- Lift to all floors



Key Information

Service Charge (Year Ending 31st May 2026): £3,716.86 per annum.

Ground Rent: £713.38 per annum. To be reviewed May 2026.

Council Tax: Band C

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.

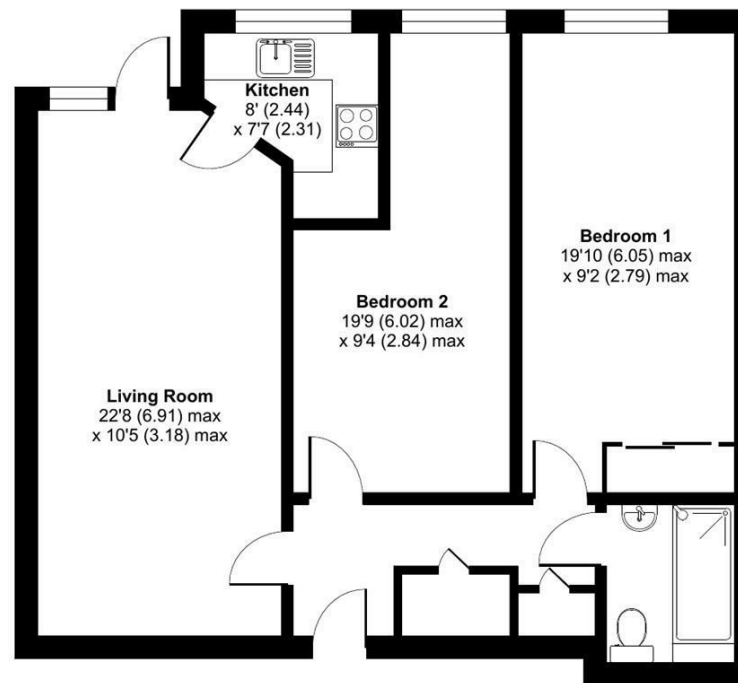
Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/ahecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1303498

Approximate Area = 762 sq ft / 70.8 sq m
For identification only - Not to scale



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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