



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



Apartment 1, Hanbury House, Oaklands Court, Battenhall Road, Battenhall, Worcester. WR5 2BB

£230,000

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A most spacious modern two bedroom ground floor Apartment, forming part of an exclusive development, within a highly sought after area of town and benefiting from off road parking space and use of communal gardens.

Accommodation briefly comprises: Entrance Hall, spacious open-plan Lounge/Kitchen/Dining Room, Master Bedroom with En-Suite Shower Room, further double Bedroom and Bathroom.

Outside: The property benefits from allocated parking space and well tended communal gardens.

#### LOCATION:

The property is situated within the highly sought after Battenhall area of Worcester, just a stone's throw away from the City centre itself, offering a wide range of shops, restaurants, bars and cafes. Also within easy reach are various parks, river walks, Waitrose Supermarket and the glorious Worcester Cathedral. For those commuting elsewhere, Junction 7 of the M5 motorway can be reached within a few minutes drive, as well as the Worcestershire Parkway Railway Station giving direct rail routes to London. The location also enjoys a popular school catchment for both Primary and Secondary options and is within walking distance of the prestigious King's School Worcester.

**Lounge / Kitchen / Diner:** - 5.94m x 5.94m (19'6" x 19'6")

**Bedroom 1:** - 3.43m x 3.4m (11'3" x 11'2")

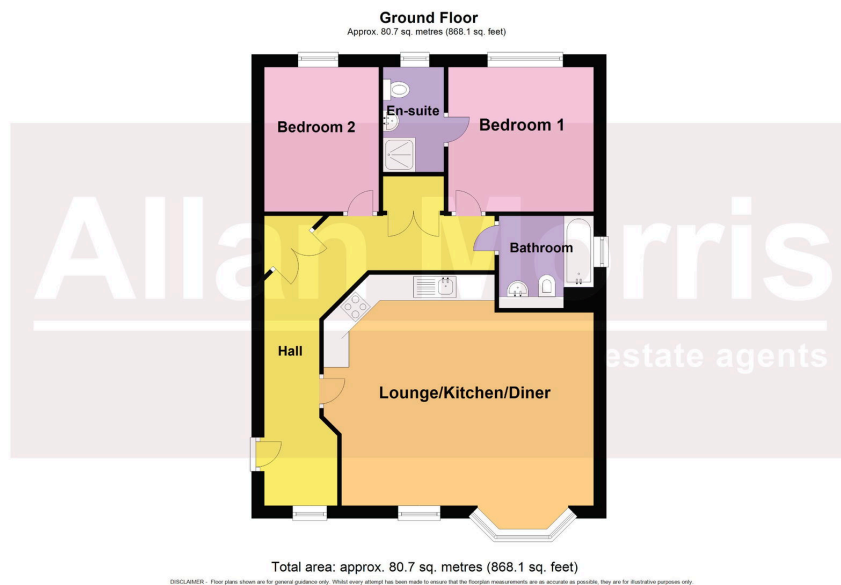
**Bedroom 2:** - 3.4m x 2.69m (11'2" x 8'10")

**En-Suite:** - 2.49m x 1.42m (8'2" x 4'8")

**Bathroom:** - 2.24m x 2.18m (7'4" x 7'2")







- Spacious ground floor Apartment
- 2 Bedrooms
- Allocated parking space
- Highly sought after and convenient location
- Open-plan living accommodation
- 2 Bathrooms
- Well tended communal gardens
- NO ONWARD CHAIN

