



Battenhall Lodge, Battenhall Road, Worcester, WR5 2BX

£275,000

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Summary:

A top floor executive and stylish apartment offering luxurious living. As you step through the gated entrance, a sense of exclusivity and security welcomes you to a development that truly stands out. This two-bedroom haven boasts a well-thought-out floor plan, providing the perfect blend of style, comfort, and functionality. The property in brief comprises; kitchen/diner, utility, lounge, two bedrooms, en-suite and bathroom. The property benefits from gas central heating, double glazing, high ceilings, two allocated parking spaces and communal gardens. Viewing is recommended to appreciate the size and location.

Description:

Access is gained via gated entrance which takes you to the building. Communal door with stairs to top floor. Hallway with storage cupboard. The lounge has a feature bay and feature window which allows lots of natural light. The kitchen/diner offers base and eye level work units with roll top work surfaces and tiled splash back. Built in appliances to include; extractor fan, hob, oven and dishwasher. Space for fridge/freezer. The utility room has plumbing for washing machine. Two double bedrooms with the main bedroom having the benefit of a en-suite shower room. The family bathroom offers a three piece white suite with half tiled walls. The property benefits from gas central heating, double glazing, high ceilings, allocated parking and communal gardens.

Outside:

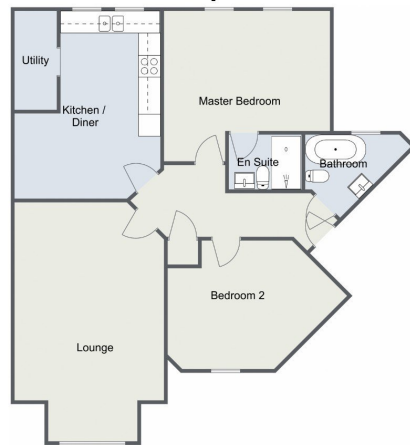
Outside has secure gated entrance. Use of communal grounds with bin and bike storage. Two allocated parking spaces.

Location:

This property is ideally situated within the coveted Battenhall area, surrounded by a variety of highly-rated schools. It offers easy access to Worcester's vibrant amenities, including historic landmarks, riverside beauty, and cultural attractions. Families will appreciate the educational opportunities in the area. It's a unique chance to own a



Battenhall Road, Worcester



Total Area Approx
91.0 sq m
979.5 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using Floorplanizer.

- Top Floor Executive Apartment
- Lounge, Kitchen/Diner and Utility
- Two Allocated Parking Spaces and Communal Grounds
- Secure Gated Entrance
- Two Bedrooms, En-Suite and Bathroom
- Battenhall Location



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

For more information on this house or to arrange a viewing please call the office on:

01905 958 290

Alternatively, you can scan the QR to view all of the details of this property online.

