





Battenhall Road, Worcester, WR5 2BB

£169,950

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A one bedroom ground floor apartment located on the very desired Battenhall Road, which has recently been redecorated. Bus stop in front of the property and easy access to M5 Junc 7.

Access is gained from front door into a small communal area and to private front door into entrance hall. Open plan living space to include a fitted kitchen with built in cooker and hob. Dishwasher, washing machine and fridge. Multiple windows bringing lots of natural light. Double bedroom with window to front aspect. Separate bathroom. The property benefits from lovely high ceilings which are a strong feature to this ground floor apartment. Gas central heating, communal garden and allocated parking. All enclosed by secure electric gates. This property is offered with no chain. There is also a large basement storage room situated directly under the flat, adding to the convenience of the property.

**Location** of 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 piece of Worcester's architectural heritage, situated in a location that strikes the perfect balance between tranquillity and convenience.

**Agent's Note:** We have been made aware the property is Leasehold with a share of the freehold. The Service Charge is approx. £1404 per year and there is no Ground Rent due to the share of the freehold status. The service charge covers building maintenance including cleaning the shared area and grounds maintenance. There is over 900 years remaining on the lease but this information would need to be clarified by your solicitor.

#### Rooms:

**Lounge Kitchen Diner** - 6.07m x 4.54m (19'10" x 14'10") max

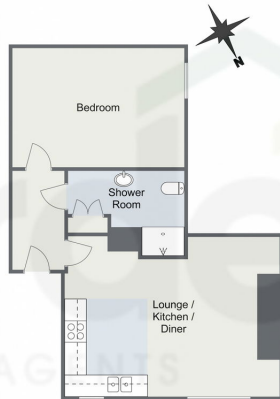
**Bedroom** - 4.77m x 3.3m (15'7" x 10'9")

**Shower Room** - 3.03m x 2.35m (9'11" x 7'8") max





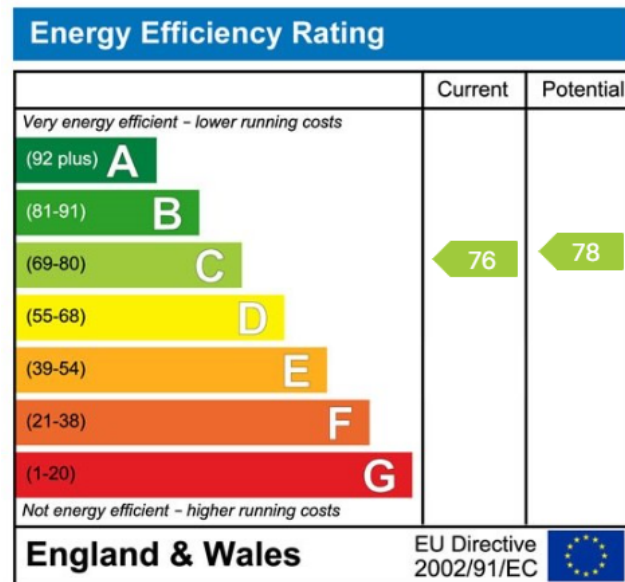
Malvern House, Battenhall Road, Worcester  
Ground Floor



Total Area Approx  
51.2 Sq M  
551.1 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 RoomSketcher.

- Ground Floor Apartment
- Open Plan Living
- Recently Redecorated
- No Chain
- Basement Storage Room
- Double Bedroom
- High Ceilings
- On Bus Route
- Secure Parking



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.



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