



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# 7 Malvern House, Oaklands Court, Battenhall Road, Battenhall, Worcester. WR5 2BB

Offers Over £250,000

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A wonderful opportunity to acquire a spacious Duplex Apartment, situated in Battenhall in this period building, within easy reach of Worcester City and major transport links, offering well planned accommodation, together with off road parking and no chain.

Accommodation briefly comprises: Secure entry system into Communal Entrance and door giving access into open-plan large Sitting Room/Dining/Kitchen, with integrated appliances, bay window to rear elevation over garden and ornate carved fireplace. Spiral staircase leads up to first floor: Master Bedroom with En-Suite, Bedroom 2, which is a further good size double with views and Bathroom.

Outside: There is allocated parking and further visitor parking, use of communal garden areas and individual Cellar storage.

#### 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.

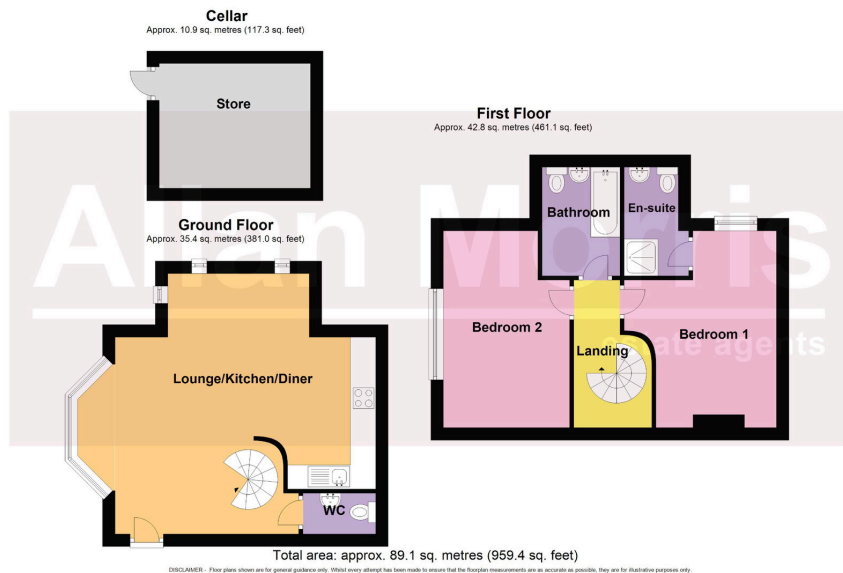
**Sitting Room / Dining / Kitchen:** - 7.4m x 6.5m (24'3" x 21'3")

**Master Bedroom:** - 4.8m x 4m (15'8" x 13'1")

**E-Suite:** - 2.7m x 1.7m (8'10" x 5'6")

**Bedroom 2:** - 4.8m x 3m (15'8" x 9'10")





- Substantial spacious 2 bedroom Duplex Apartment
- Some original features
- Cellar storage
- Sought after area of Battenhall
- Off road parking
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	