



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

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

£250,000

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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")

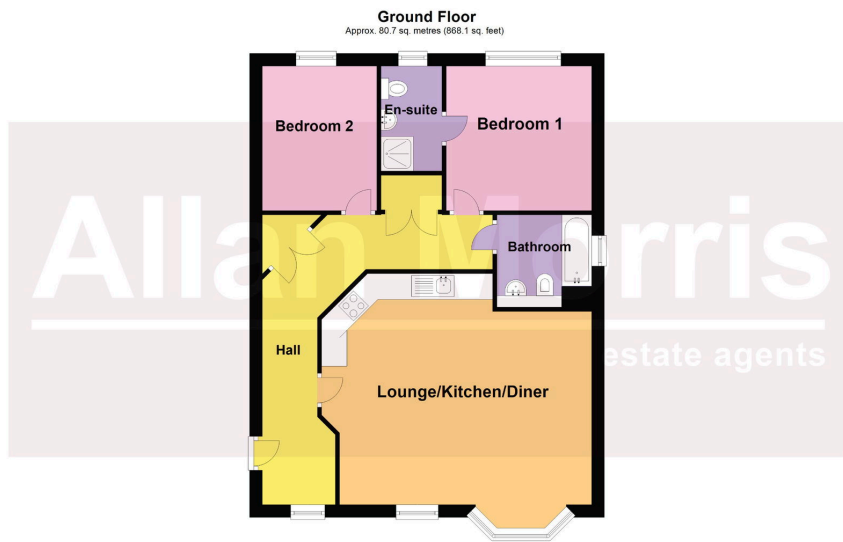
**Bedroom 1:** - 3.43m x 3.4m (11'3" x 11'2")

**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")





Total area: approx. 80.7 sq. metres (868.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- 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



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>	80	80
(55-68) <b>D</b>		
(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	