



# Battenhall Lodge, Battenhall Road, Worcester, WR5 2BX

£275,000

🛏️ 2 🪑 2 🚿 1



## 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:

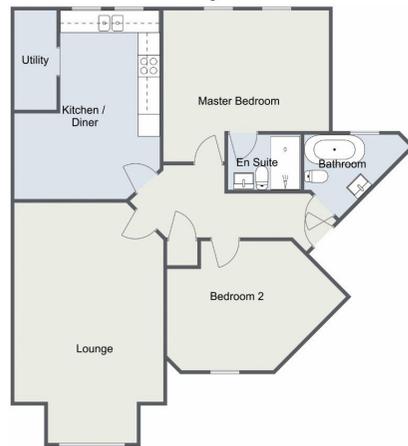
Outside has secure gated entrance. Use of communal grounds with bin and bike storage. Two allocated parking spaces.

## 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



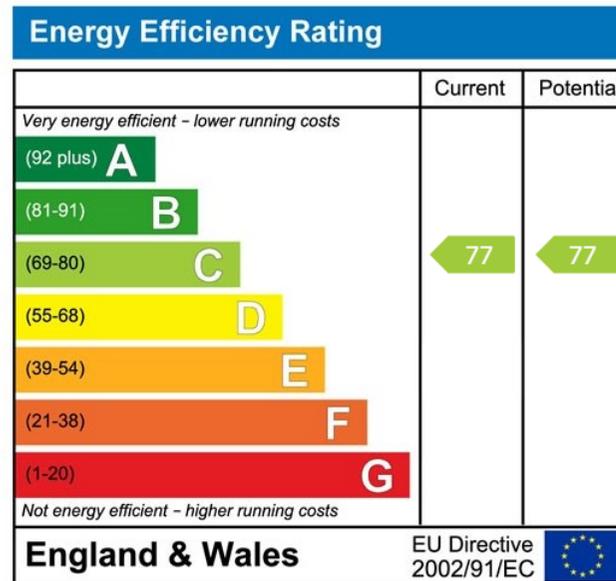
Battenhall Road, Worcester



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



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.

