



Battenhall Road, Worcester, WR5 2BB

£190,000

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Welcome to Hanbury House – a stylish and modern one-bedroom apartment offering a comfortable and convenient lifestyle in the sought-after location of Battenhall. This apartment provides open-plan living area that seamlessly integrates the lounge, kitchen, and dining spaces. The layout is perfect for both relaxing and entertaining, with ample natural light creating a bright and airy atmosphere.

The well-appointed kitchen features modern fittings and efficient use of space, ensuring a delightful cooking experience. Adjacent to the living area, the generously sized bedroom offers a peaceful retreat with plenty of room for storage. The property also includes a contemporary bathroom, complete with a bathtub and sleek fixtures, providing a serene space to unwind.

Outside, the property offers allocated parking for added convenience.

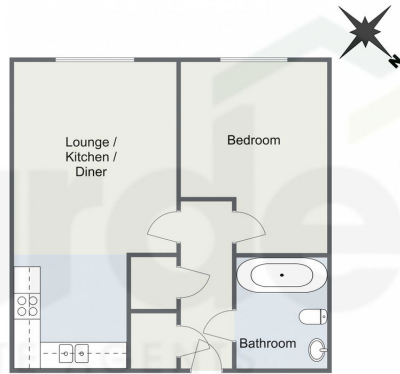
With its prime location and functional design, Hanbury House presents an ideal opportunity for first-time buyers, professionals, or investors looking for a low-maintenance property in Worcester. Enjoy the best of city living in this delightful apartment on Battenhall Road.

Agent's Note: We have been made aware the property is Leasehold with a share of the freehold. The Service Charge is approx. £1662 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.

Location: Nestled in the coveted Battenhall area, this property offers a prime location mere moments from the vibrant heart of Worcester City Centre. Immerse yourself in the rich tapestry of history and culture as you explore the city's iconic landmarks, from its storied historic buildings to its eclectic array of bars, restaurants, and shops –all just a stone's throw away. With seamless access to essential amenities, commuting is a breeze thanks to the proximity of Shrub Hill and Foregate Street Train Stations, as well as convenient reach to M5 Junctions 6 and 7. Birmingham airport lies within easy reach.



Hanbury House, Battenhall Road, Worcester



Total Area Approx
50.0 Sq M
538.2 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.

- Share of Freehold
- Well Looked After
- No Ground Rent
- Neutrally Decorated
- £1662 Service Charge
- Allocated Parking



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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.

