



THE
CROOME

STUNNING NEW
2 BEDROOM APARTMENT
WITH PRIVATE PATIO

80 sqm / 861 sqft

ENTERPRISE
RETIREMENT
LIVING

MOUNT
BATTENHALL

REIMAGINE YOUR RETIREMENT

THE CROOME

Introducing The Croome, a beautiful two-bedroom garden apartment on the ground floor of Astley Villa, just a short walk from the restaurant, bar, and all the amenities at Battenhall House.

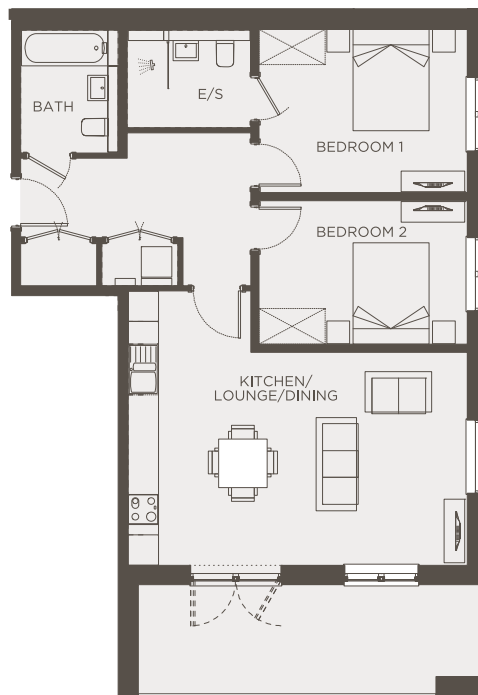
This modern newbuild features two double bedrooms and offers a private south-west facing patio overlooking the Astley Green.

The open-plan living area includes a sleek, modern kitchen that flows seamlessly into the dining and living areas, with French doors leading out to the patio. It's the perfect spot to unwind and enjoy the peaceful views of the green space. Bedroom one includes an en-suite with a walk-in shower, while the second smaller double bedroom offers additional space for guests. The apartment also features a family bathroom, a handy utility cupboard, and a separate coat cupboard for added convenience.

This property type is handed, and the floorplan and dimensions below are intended to be indicative only

Approx Gross Internal Area 80 sqm / 861 sqft

Energy Performance Certificate Rating: B



Lounge, kitchen, diner
6.6m x 5.3m
21'7" x 17'4"

Bedroom 1
4.1m x 3.2m
13'5" x 10'6"

Ensuite
2.4m x 1.9m
7'10" x 6'2"

Bedroom 2
2.8m x 4m
9'2" x 13'1"

Bathroom
2.4m x 1.9m
7'10" x 6'2"



Property Specification

Kitchen

- Single Neff oven
- 4 ring Ceramic hob
- Integrated cooker hood
- Integrated Neff microwave
- Integrated dishwasher
- Integrated 70 / 30 fridge/freezer
- 20mm Silestone worktop with under mount single bowl stainless steel sink
- Glass splashback
- Luxury vinyl tile flooring

Utility cupboard

- Freestanding washer/dryer

Bathroom

- Bath with hand-held shower attachment and shower screen
- ROCA wall-hung concealed toilet with soft-close seat
- Wash basin with mirrored recess or mirrored cabinet over
- Chrome heated towel rail & underfloor heating
- Ceramic flooring & full-height ceramic tiling

Ensuite

- Walk in wet-room shower
- 'Bristan' concealed 2-way chrome rain shower and handheld shower
- ROCA wall-hung concealed toilet with soft-close seat
- Wash basin vanity unit drawer with mirrored recess or mirrored cabinet over
- Chrome heated towel rail
- Underfloor heating
- Ceramic flooring & full-height ceramic tiling

Internal finishes

- Wool carpet to hall, living/dining room and bedrooms

Electrical

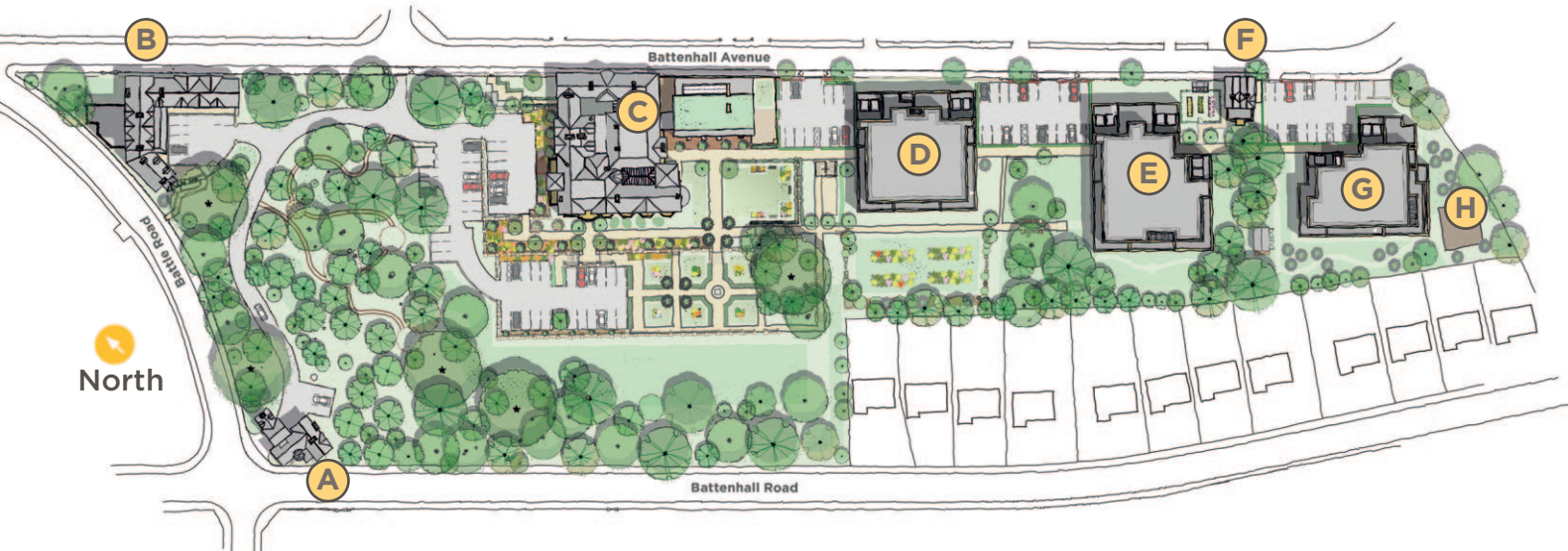
- Telephone point to living room, hall, and all bedrooms
- TV point to living room and all bedrooms
- Mains operated smoke & heat detectors
- Tunstall red pull cord to bathroom and ensuite
- Shaver socket to bathroom and ensuite
- PIR sensor to hallway
- Tunstall video door entry intercom system

Heating

- Renewable District heating system providing instant hot water and heating
- Programmable room thermostats and hot water timers



*Exceptional, premium quality new homes
in luxury, gated retirement village*



- Ⓐ Gatehouse
- Ⓑ The Stables
- Ⓒ Battenhall House
- Ⓓ Astley Villa
- Ⓔ Beckford
- Ⓕ Gardener's Cottage
- Ⓖ Chaddesley
- Ⓗ Raised Flowerbeds



Sales suite open Monday to Saturday 10am - 4pm

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Plans are not shown to scale and room dimensions are approximate, given at their maximum, and are indicative of this property type only. They are not intended to be used for carpet sizes, appliance sizes, or items of furniture. Furniture not included. Property images are intended to be indicative of this property type only and all properties are sold as unfurnished. All times and distances stated are approximate.

Energy Performance Certificate Rating: B. Full energy performance certificate available on request.

All information believed to be correct at publication in September 2025. Produced by creatistdesign.co.uk

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