



THE HANBURY

STUNNING NEW
2 BEDROOM APARTMENT
WITH PRIVATE BALCONY

79 sqm / 850 sqft

ENTERPRISE
RETIREMENT
LIVING

MOUNT
BATTENHALL

REIMAGINE YOUR RETIREMENT

THE HANBURY

You'll find The Hanbury, our stylish newbuild two-bedroom apartment, on the first and second floors in Astley Villa, a short walk from the restaurant, bar and all the amenities in Battenhall House.

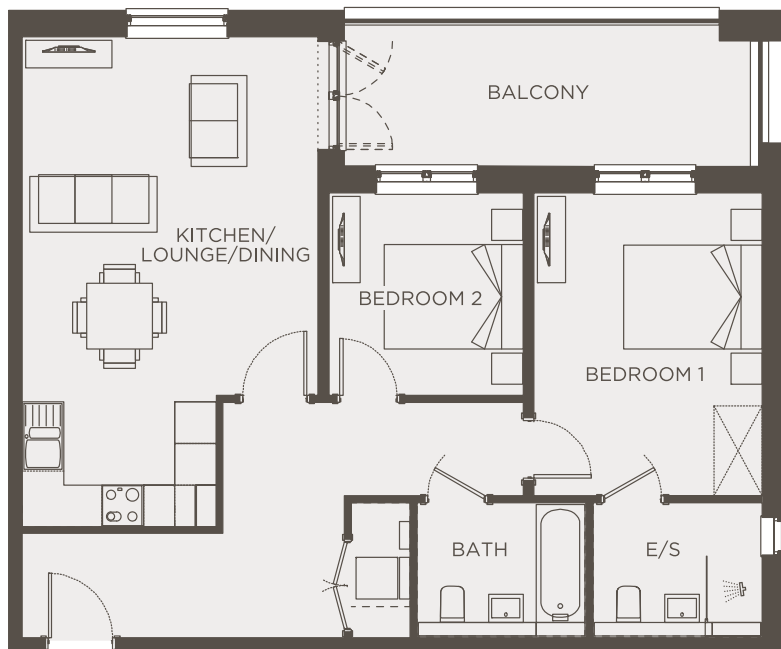
The open-plan living area includes a U-shaped kitchen, creating space for dining and relaxation, opening onto a private balcony - the perfect spot to unwind and watch the world go by!

Both bedrooms enjoy views across the balcony and bedroom one benefits from an en-suite shower room. A second, smaller double bedroom provides additional space for guests and is adjacent to a family bathroom. Completed with a handy utility cupboard.

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

Approx Gross Internal Area 79 sqm / 850 sqft

Energy Performance Certificate Rating: B



Lounge/Diner

5.2m x 4.2m

17'1" x 13'8"

Kitchen

2.8m x 1.8m

9'2" x 5'10"

Bedroom 1

4.3m x 3.3m

14'1" x 10'10"

Ensuite

2.4m x 1.9m

7'10" x 6'2"

Bedroom 2

2.9m x 2.9m

9'6" x 9'6"

Bathroom

2.4 x 1.9m

7'10" x 6'2"



Apartment



New Build



2 Bedrooms



Available on
floors 1 and 2



Lifts to all
floors

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

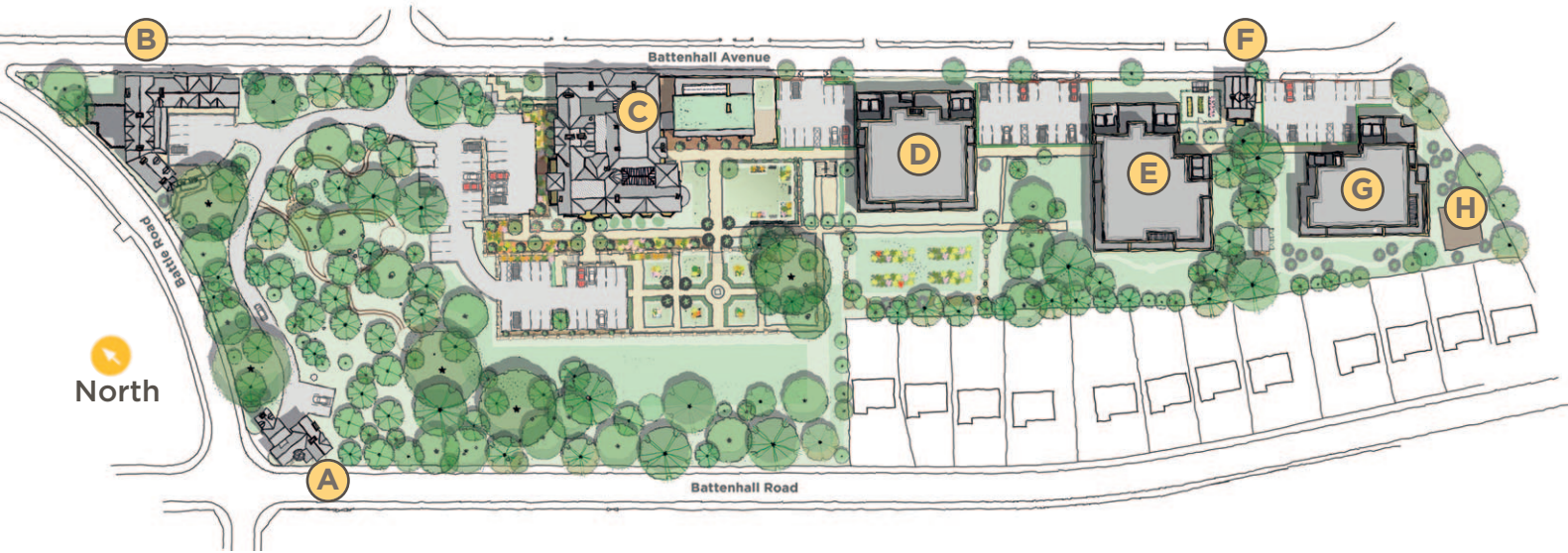
- Telephone point to living room, hall, and all bedrooms
- TV point to living room and all bedrooms
- Mains operated smoke & heat detectors
- Tunstall red pull cord to bathroom and ensuite
- Shaver socket to bathroom and ensuite
- PIR sensor to hallway
- Tunstall video door entry intercom system

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*



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



Sales suite open Monday to Saturday 10am - 4pm

Mount Battenhall,
Battenhall Road,
Worcester WR5 2JD

Tel: 01905 347121

sales@mountbattenhall.co.uk
mountbattenhall.co.uk



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

Enterprise Retirement Living Limited, Scutches Barn, 17 High Street, Whittlesford, Cambridge CB22 4LT
Tel: 01223 494099 | Email: info@erl.uk.com | erl.uk.com

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