



THE
WOODCHESTER

STUNNING NEW
2 BEDROOM PENTHOUSE
WITH PRIVATE BALCONY

85 sqm / 915 sqft



REIMAGINE YOUR RETIREMENT

THE WOODCHESTER

Introducing The Woodchester, a stunning brand new two-bedroom penthouse apartment offering far-reaching south-westerly views of the Malvern Hills from its private balcony. Located in Astley Villa, this apartment is just a short walk from the restaurant, bar, and all the amenities available at Battenhall House.

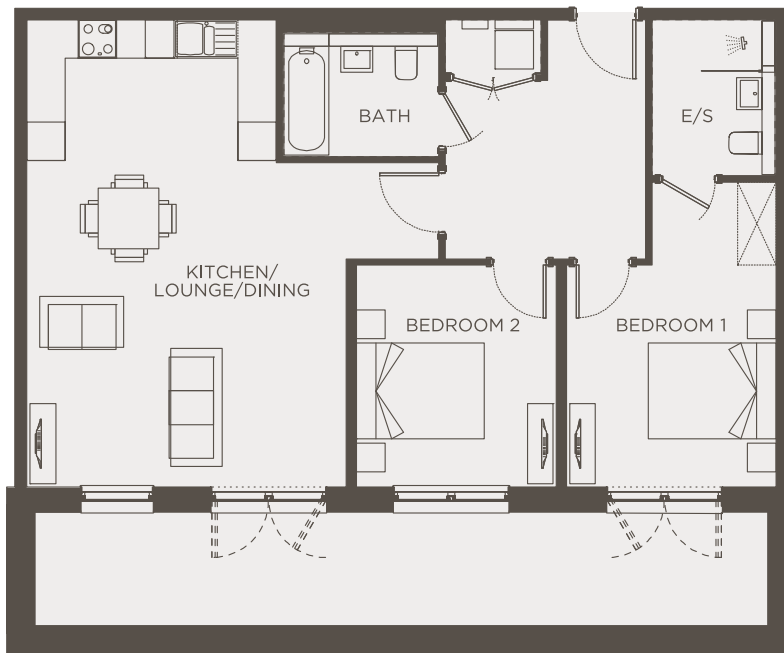
The spacious open-plan U-shaped kitchen and living / dining area provides an ideal space for modern living, seamlessly connected to the private balcony through French doors - also accessible from Bedroom One.

The apartment features two well-sized double bedrooms, with bedroom one offering the added luxury of an ensuite, complete with a walk-in shower. A separate family bathroom provides additional convenience for visitors, and a handy utility cupboard offers extra storage space.

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

Approx Gross Internal Area 85 sqm / 915 sqft

Energy Performance Certificate Rating: B



Lounge/Diner

6.3m x 5.0m

20'1" x 16'4"

Kitchen

3.8m x 2.2m

12'5" x 17'2"

Bedroom 1

4.6m x 3.3m

15'1" x 10'8"

Ensuite

2.4m x 1.9m

7'10" x 6'2"

Bedroom 2

3.4m x 3.0m

11'2" x 9'10"

Bathroom

2.4m x 1.9m

7'10" x 6'2"



Apartment



New Build



2 Bedrooms

3

Available on
floor 3



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

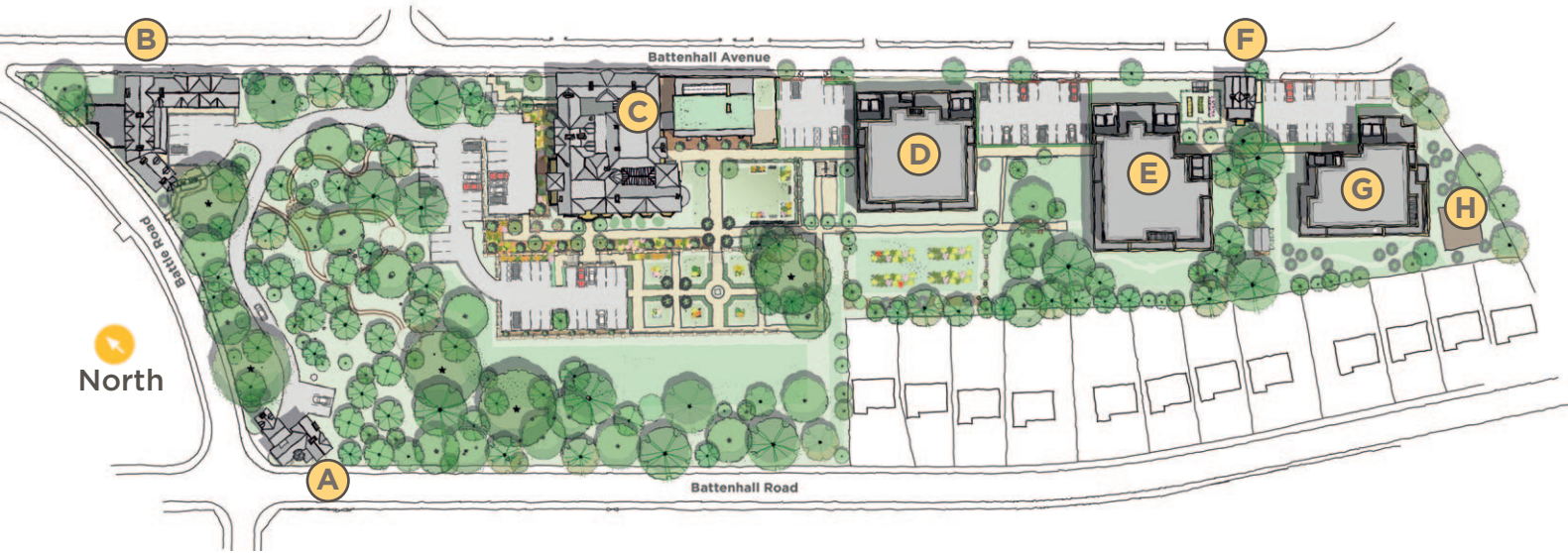
- Telephone point to living room, hall, and all bedrooms
- TV point to living room and all bedrooms
- Mains operated smoke & heat detectors
- Tunstall red pull cord to bathroom and ensuite
- Shaver socket to bathroom and ensuite
- PIR sensor to hallway
- Tunstall video door entry intercom system

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*



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

Registered in England & Wales No. 06525067.

