



Apartment 26

A stunning penthouse apartment with a large dual-aspect balcony offering views of the Malvern Hills and the historic Battenhall House, a short walk from the village centre.

89 sqm / 967 sqft

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Property Particulars

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Pre-owned apartment offered for re-sale:

- Penthouse Apartment 26 Astley
- Mount Battenhall, Worcester, WR5 2JH
- 2 Bedroom Apartment with Malvern Hills Views
- Leasehold (250 years from 01/07/2020)
- £495,000 (Other charges apply)



Location

Mount Battenhall is a luxury retirement village set in 6.4 acres of tranquil gardens, with its own woodland walk. The historic city of Worcester, with its excellent amenities, vibrant culture and stunning architecture, is under a mile away. The location offers the perfect balance of peaceful retreat and city life.

Description

This immaculately presented two-bedroom penthouse apartment enjoys breathtaking dual-aspect views of the Malvern Hills and Battenhall House. A large wraparound balcony offers plenty of outside space, perfect for enjoying sunsets over the hills. The penthouse offers spacious accommodation in the Astley Building, close to the village centre and gardens.

The superbly renovated Grade II* Listed Battenhall House, which houses the communal facilities (comprising lounge and bar, restaurant, library, hair and beauty salon, hobbies room, and fitness suite) has large windows, intricately carved friezes and the beautifully restored chapel floor bearing the Allsopp crest and coat of arms.

Accommodation

Large entrance hall with two shelved storage cupboards; large open plan living/dining/kitchen area with patio doors onto wraparound balcony with views towards the Malvern Hills and over the gardens to Battenhall House; fully fitted kitchen with breakfast bar and integrated appliances including oven, dishwasher, fridge-freezer, hob and extractor fan; spacious bedroom one with en-suite walk-in shower and walk-in wardrobe, second double bedroom; separate bathroom with bath and mirror above the sink.

Room Dimensions

Kitchen	4m x 2m	13' 1" x 6' 7"
Lounge / Dining	6.5m x 4.4m	21' 4" x 14' 5"
Bedroom 1	4.6m x 4.4m (max)	15' 1" x 14' 5"
Ensuite Shower Room	2.4m x 1.9m	7' 10" x 6' 2"
Bedroom 2	3.7m x 3.0m	12' 1" x 9' 8"
Bathroom	2.4m x 1.9m	7' 10" x 6' 2"

For more information contact 01905 347121 or visit MountBattenhall.co.uk

Outside

Mount Battenhall has extensive grounds for use by all residents. These include parking areas, gardens, terrace, walkways, and a woodland path through a canopy of mature trees.

Local Authority and banding

Worcester City Council, Band E

Monthly Fee

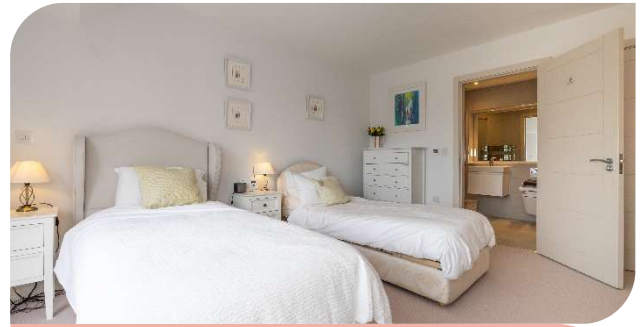
A monthly fee, currently £904 monthly / £10,848 annually, is payable. This covers external building maintenance, external cleaning of apartment windows, buildings insurance, refuse collection, all communal area maintenance and running expenses, daily concierge service, garden and grounds maintenance, 24-hour on-site staffing and 1½ hours' domestic help a week.

The development has a peppercorn ground rent which is not collected, so no ground rent is payable on this property.



Viewing

By appointment only. Please contact Lucie Langford, Village Advisor on **01905 347 121**, Monday to Friday, 9am to 5pm, to arrange a convenient time to view.



Features

- Fully integrated appliances
- Contemporary Roca sanitaryware
- Anti-slip flooring
- Carpets, curtains, blinds and light fittings included
- CCTV and 24-hour on-site staffing
- 1½ hours per week of domestic help included
- Door entry control and emergency call systems

Event fees when leaving or selling the property

A Deferred Development Payment of 6%, 8%, 10%, 12%, 14%, or 16% of the selling price (occupancy of up to 1 year, 1 to 2 years, 3 to 4 years, 4 to 5 years, and 5 to 6 years respectively) is payable to the freeholder, ERL (Worcester) Limited, when leaving or selling the property.

Further information is available from the Sales Team or the website, www.mountbattenhall.co.uk.

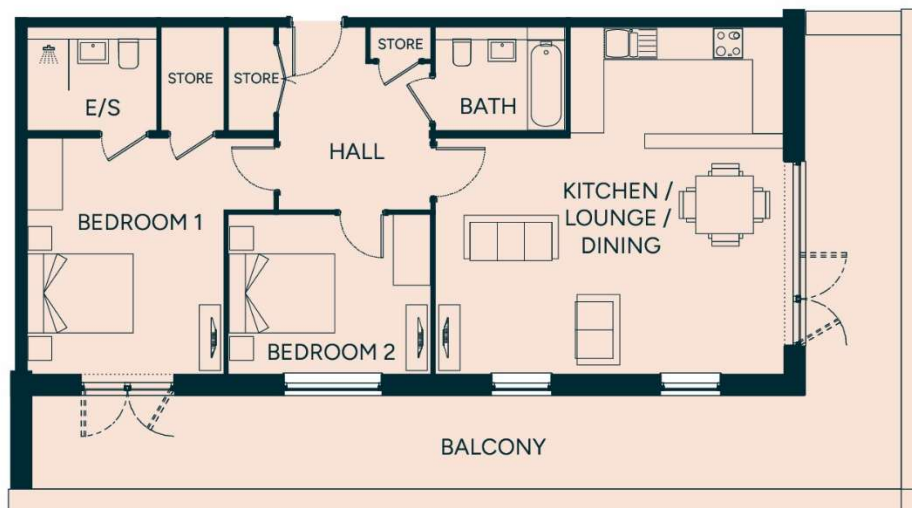
Energy performance

Energy efficiency rating B / 85% environmental impact of 1.1 tonnes of CO2 per annum (average household 6 tonnes per annum). A copy of the full Energy Performance Certificate is available upon request.



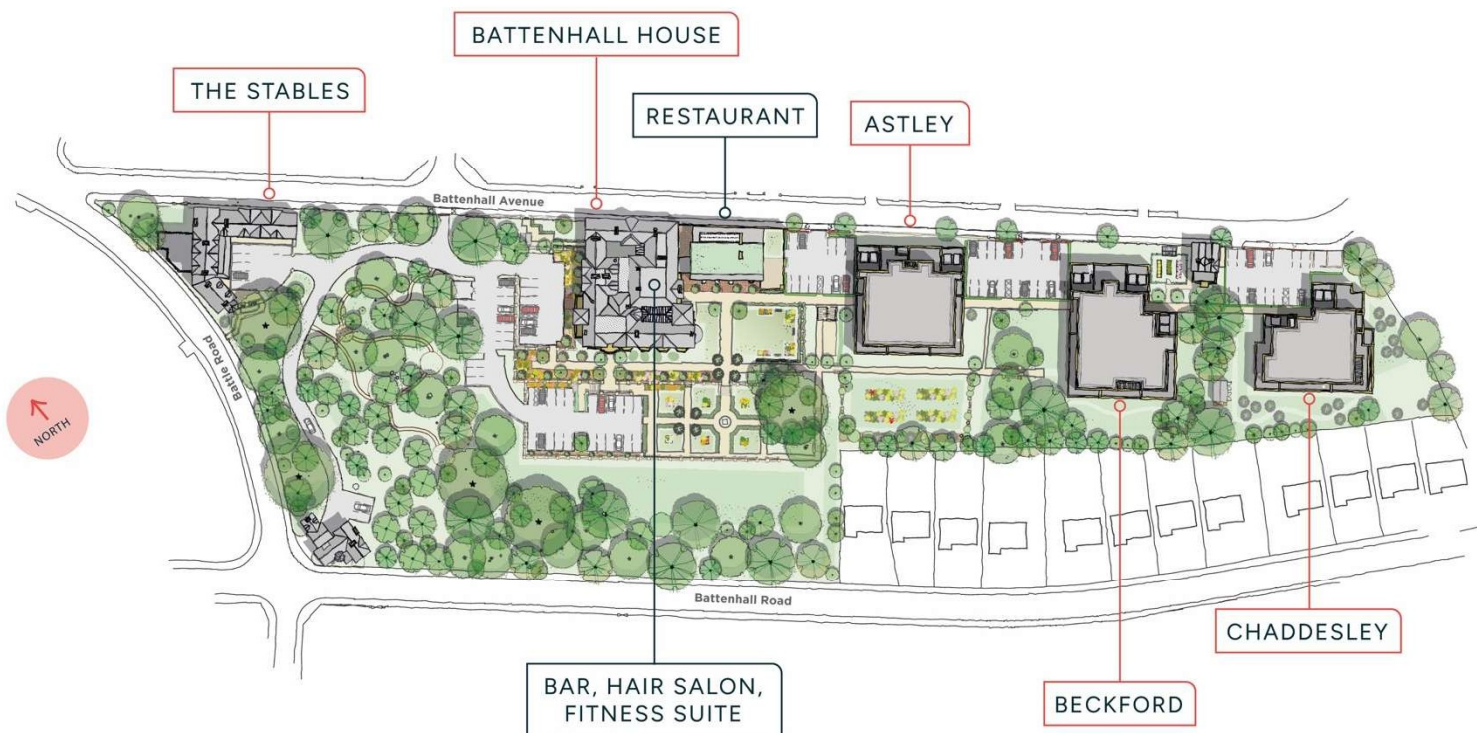
Floorplan

Approximate gross internal area: 89 sqm / 967 sqft



For more information contact 01905 347121 or visit MountBattenhall.co.uk

Site map



Mount Battenhall, Battenhall Avenue,
Worcester WR5 2JD

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sales@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. Property images are intended to be indicative of this property type only and all properties are sold as unfurnished. Some property images may be digitally staged to show how the apartment would look furnished.

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