
PROPERTY PARTICULARS

Pre-owned apartment offered for re-sale:

- Apartment 29 – Astley Villa
- Battenhall Avenue, Worcester, WR5 2JH
- 2 Bedroom, Penthouse Apartment
- Leasehold (250 years from 01/07/2020)
- £550,000 (Other charges apply)



Location

Mount Battenhall is a luxury retirement village set in six and a half acres of both landscaped gardens and woodland walks, perfectly situated for local facilities, including Waitrose Supermarket and Worcester Cathedral. The vibrant Worcester High Street, with all its additional amenities, is also very close at just under a mile away.

Description

This impressive top-floor penthouse apartment occupies a prime position within Astley and is one of the most desirable apartment styles at Mount Battenhall. Offering a dual-aspect layout, the apartment benefits from a generous wrap-around balcony with far-reaching views towards the Malvern Hills and over the landscaped grounds.

Finished to a high standard throughout, the apartment features air conditioning, a spacious open-plan kitchen, dining and living area, and two well-proportioned double bedrooms. Bedroom one is complemented by a private en-suite shower room and a walk-in wardrobe, providing excellent storage and a luxurious principal suite.

Astley sits within the heart of the village, offering convenient access to the superbly renovated Grade II* Listed Battenhall House, which provides a wide range of communal facilities including the lounge and bar, restaurant, library, hair and beauty salon, crafts room, atrium, drawing room, gym, and the impressive music room. Additional historic features include the chapel with marble flooring and the Allsopp crest.

Accommodation

Entrance hallway with useful storage cupboards, including space for a tumble dryer and washing machine. The spacious open-plan kitchen, lounge and dining area features patio doors providing access to the impressive wrap-around balcony, ideal for outdoor seating and enjoying the elevated views. The fitted contemporary kitchen includes integrated appliances comprising of a double oven, electric hob, extractor fan, fridge-freezer and dishwasher.

The principal bedroom is a generous double room with direct access to the balcony, a walk-in wardrobe and a modern en-suite shower room. Bedroom two is also a comfortable double bedroom with fitted wardrobes. The main bathroom is fitted with high-quality sanitaryware and includes a walk-in shower, floating WC and vanity unit. Anti-slip porcelain floor tiles with underfloor heating are fitted to wet areas. All carpets, curtains, blinds and light fittings are included.

See floor plan attached or download from link on website under *Availability*.

■ Lounge diner	6.5m x 4.4m	21' 4" x 14' 5"
■ Kitchen	4m x 2m	13' 1" x 6' 7"
■ Bedroom 1	4.6m x 4.4m (max)	15' 1" x 14' 5"
■ En-suite	2.4m x 1.9m	7' 10" x 6' 2"
■ Walk-in wardrobe	1.9m x 1.1m	6' 2" x 3' 6"
■ Bedroom 2	3.7m x 3m	12' 1" x 9' 8"
■ Bathroom	2.4m x 1.9m	7' 10" x 6' 2"

Mount Battenhall has extensive grounds for use by all apartment Owners and Occupiers. These include parking areas, gardens, patio area, walkways, and Owners' or Occupiers' vegetable garden with raised beds.

Local Authority and banding

Worcestershire County Council, Band E.

Features

Dual aspect balcony – views of the Malvern Hills

Integrated oven, fridge-freezer and dishwasher

Contemporary Roca sanitaryware and anti-slip flooring

Fitted wardrobes, carpets, curtains, blinds and light fittings included

Air-conditioning

CCTV and 24-hour on-site staffing

1½ hours per week of domestic assistance included

Door entry control and emergency call systems

Monthly Fee

A monthly fee, currently £870.91 monthly/£10,450.92 annually, is payable. This covers external buildings 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, 1½ hours' domestic help a week.

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 and over 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.erl.uk.com.

Energy performance

Energy efficiency rating B/85; environmental impact of 1.3 tonnes of CO2 per annum (average household 6 tonnes per annum). A copy of the full Energy Performance Certificate is available upon

request.

NHBC

The property benefits from 10-year NHBC cover from 22/09/2020. The NHBC paperwork will be provided by the vendor(s), but a copy of the NHBC guide to this cover is available upon request.

Viewing

By appointment only.

Please contact the Sales Office on 01905 347121, Monday to Saturday, 9.00am to 5.00pm, to arrange a convenient time.



Some of the photos are not necessarily of the specific property for sale, as detailed in these particulars, and are indicative of the village, and its buildings and grounds, only.