

Philip Laney & Jolly



8 Battenhall Lodge 60 Battenhall Road, Worcester, WR5 2BX  
Offers Over £265,000

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PLJ Worcestershire are delighted to bring to the market this unique and stylish first floor two bedroom apartment set within an exclusive sought after gated development in the prestigious Battenhall area of Worcester. This highly popular location is ideally positioned for easy access to Worcester's vibrant city centre, historic landmarks, and scenic riverside walks, offering the perfect blend of tranquillity and convenience.

This wonderful two-bedroom apartment features high ceilings, gas central heating and double glazing creating a spacious and inviting atmosphere throughout. The property also enjoys two allocated parking spaces and access to beautifully maintained communal gardens.

Inside, the apartment offers a thoughtfully designed layout, perfect for modern living. The accommodation includes a bright lounge with a striking feature bay window, flooding the space with natural light. The kitchen/diner is equipped with plenty of wall and base units and built-in appliances, including an oven, hob and dishwasher, with ample space for a fridge/freezer. A separate utility area provides plumbing for a washing machine as well as useful storage space.

Both double bedrooms are generously sized, with the main bedroom benefitting from a contemporary En-suite shower room. The family bathroom features a three-piece white suite including a panelled bath, wash hand basin and low level WC.

Outside, the secure gated entrance adds a touch of exclusivity to the development and leads down to the communal grounds including the beautiful communal gardens, bin and bike storage, as well as your two allocated parking space's.

A viewing is highly recommended to fully appreciate the space, location, and lifestyle this exceptional apartment has to offer.

**Entrance Hall**

Entrance door. Radiator. Two ceiling light points. Loft hatch. Storage cupboard. Doors opening to:

**Living Room**

Double glazed feature bay window with sash windows. Two radiators. Two ceiling light points.

**Kitchen/Diner**

Two double glazed Velux windows. Matching wall and base units with work surface on top. Integrated dishwasher, cooker and hob with extractor over. Space for fridge freezer. One and a half bowl stainless steel sink and drainer. Tiled splash backs. Ceiling light point and spot lights. Radiator.

**Utility Space**

Storage space as well as space and plumbing for washing machine and wall and base unit with work surface on top.







#### Bedroom One

Two double glazed Velux windows. Ceiling light point. Radiator.

#### En-Suite

Contemporary suite comprising double shower cubicle with mains fed shower, low level WC and wash hand basin atop vanity unit. Heated towel rail. Tiled splashbacks. Spot lights. Extractor fan.

#### Bedroom Two

Double glazed sash window. Ceiling light point. Radiator.

#### Bathroom

Double glazed Velux window. Panelled bath with mains fed shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Spot lights. Extractor fan. Heated towel rail.

#### Rear Garden

Communal rear gardens laid to lawn with planted borders and seating areas.

#### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

#### Tenure Leasehold

We understand (subject to legal verification) that the property is Leasehold.

We understand there are 103 years left on the lease

Annual ground rent is £150pa.

Annual Service Charge is £1816.45

#### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

#### Parking

Parking for the property is via the two allocated parking spaces.

#### Broadband

We understand currently Superfast Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

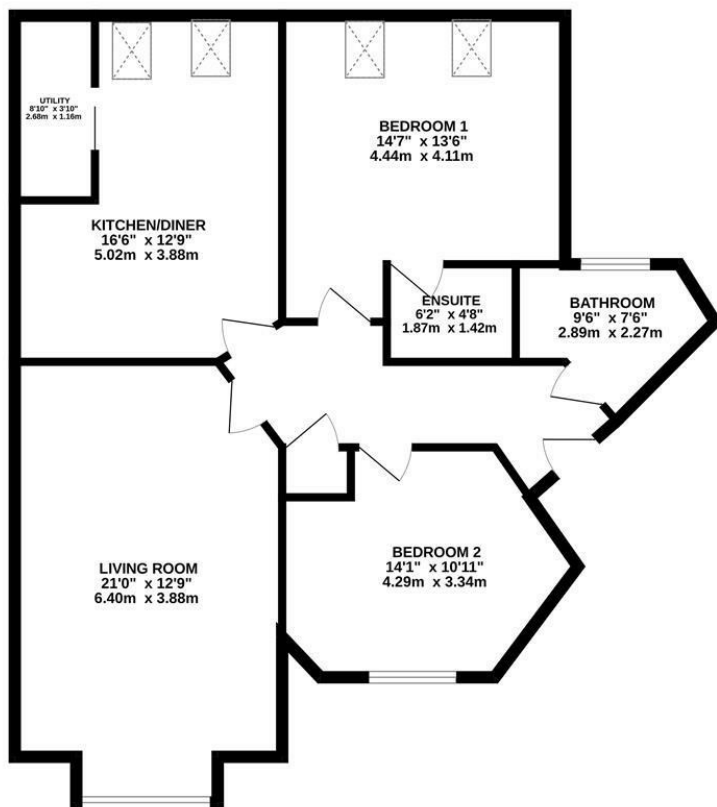
#### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

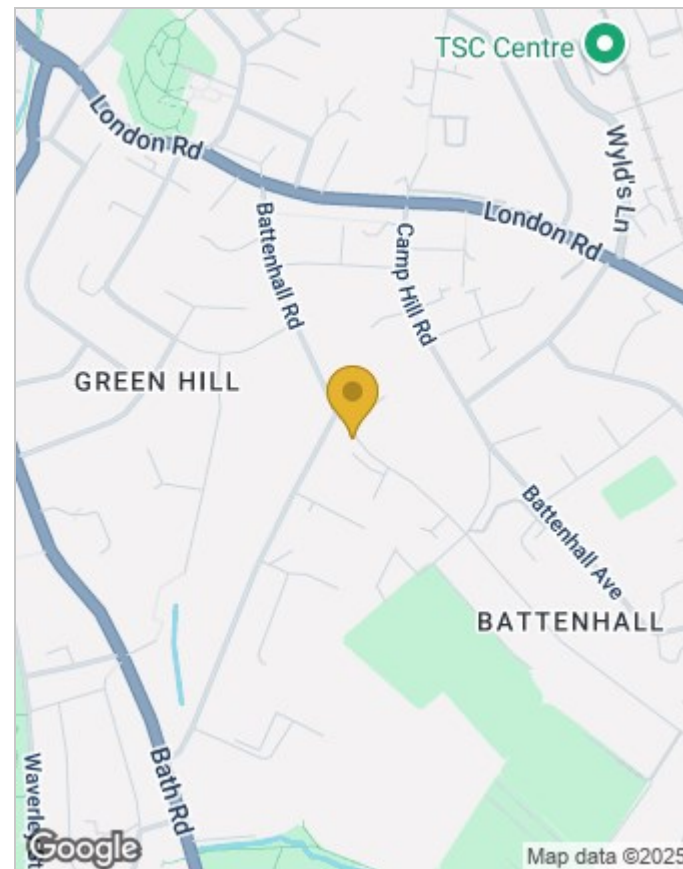
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(01 plus) A		
(01-04) B	77	77
(05-08) C		
(09-11) D		
(12-14) E		
(15-17) F		
(18-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.