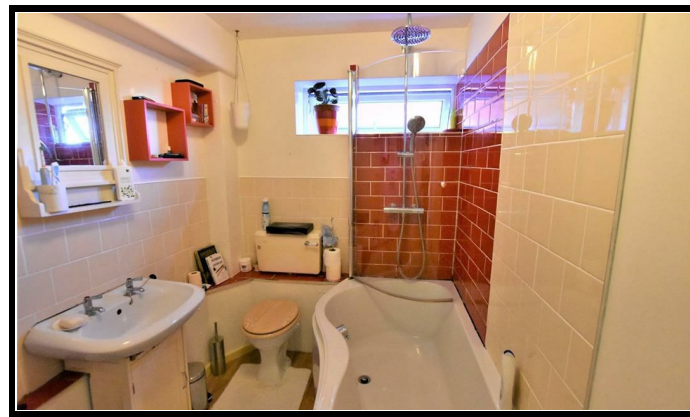


Allan Morris

estate agents



NEW

Details Approved

Signed

Print

Date

St. Edric's House, 16 Battenhall Road, Worcester

A spacious and well presented ground floor two double bedroom Apartment, situated in heart of Battenhall, offering easy access to the City centre and all major transport links. The property benefits from an En-Bloc garage and pleasant communal gardens.



£150,000

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Flat 2, St. Edric's House, 16 Battenhall Road, Worcester, WR5 2BL

All measurements are approximate. Accommodation in more detail comprises:

The property is approached via gate and tarmac pathway leading down the side of the main block to communal doorway. Wooden door provides access into:

ENTRANCE HALL:

with ceiling light point, radiator, thermostatic temperature control, doors to Sitting Room/Dining Room, Kitchen, Bedrooms and Bathroom.

SITTING ROOM/DINING ROOM: 15'4" x 11'5"

with double glazed window overlooking rear communal gardens, television aerial point, telephone point, radiator, ceiling light point, gas fireplace.

KITCHEN: 8'7" x 6'11"

fitted with a matching range of base and wall mounted units with work surface over, incorporating stainless steel single drainer sink unit with mixer tap over, part tiled splash backs, space for fridge/freezer, space for cooker and hob, space and plumbing for washer/dryer, ceiling spotlights, obscure double glazed window to side elevation.

BEDROOM 1: 11'10" x 10'11"

a good size double room, with double glazed windows overlooking rear garden, television aerial point, ceiling light point, radiator.

BEDROOM 2: 11'7" x 8'10"

with double glazed window to front elevation, ceiling light point, radiator.

BATHROOM: 8'7" x 5'11"

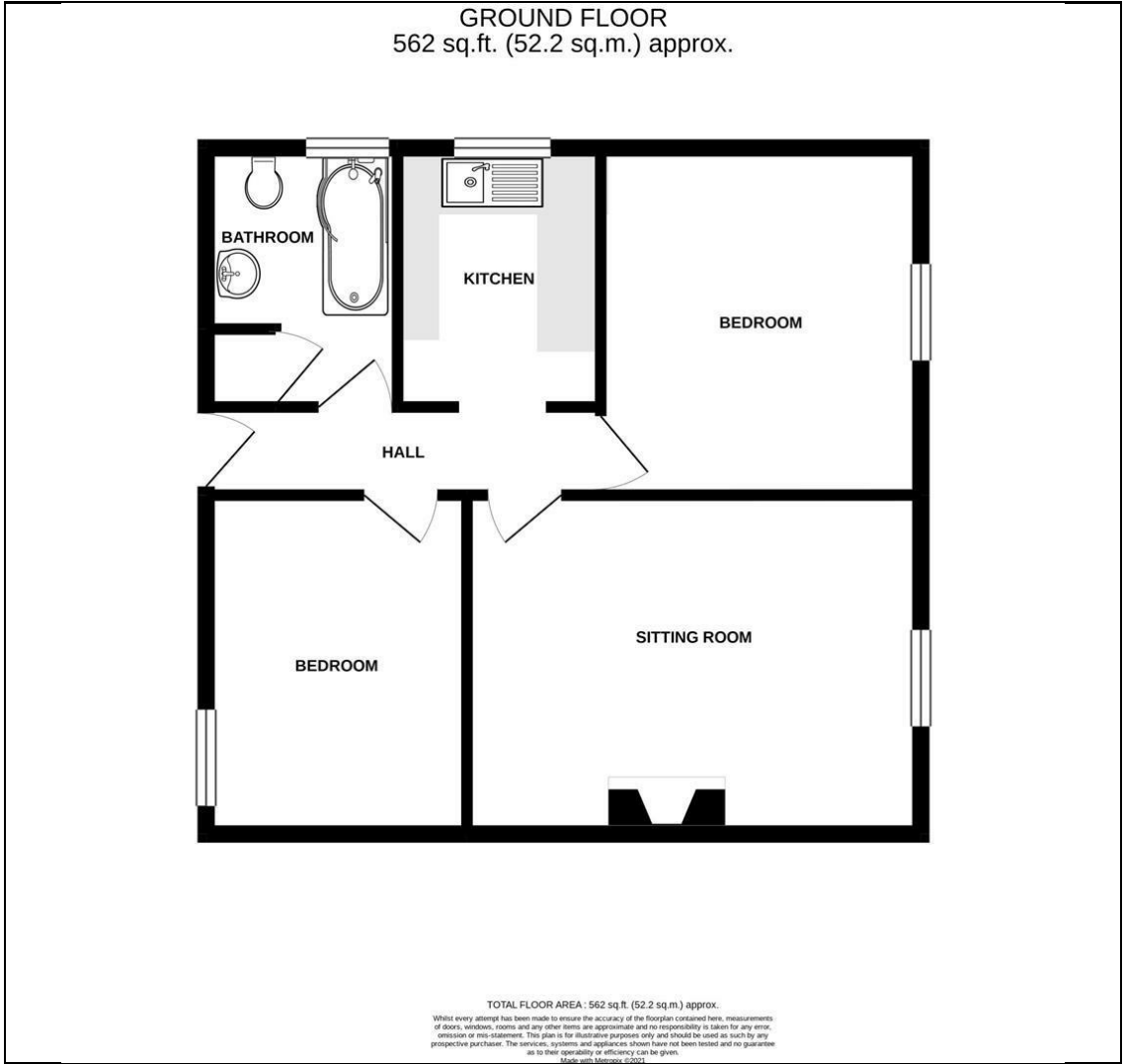
fitted with a suite comprising ‘P’ shaped bath with Rainforest shower attachment over, shower screen and part tiled shower surround, low level W.C. and wash hand basin, heated towel rail, obscure window to side elevation, part tiled walls, airing cupboard.

OUTSIDE:

The property benefits from well stocked communal gardens to the front and rear, as well as path leading to communal drying area and access to EN-BLOC GARAGING.

AGENTS NOTE:

The En-Bloc Garage for the Apartment is the 2nd one on the left hand side as you go in.



GENERAL INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. TENURE: Leasehold We understand the property is offered for sale . FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

ROUTE TO THE PROPERTY:

From Worcester City centre proceed out along Sidbury, proceed up the hill on London Road and after a short distance turn right into Battenhall Road. Continue along, where the Saint Edric’s House will be found on the right hand side, as indicated by our For Sale board.