



**Allan Morris**  
estate agents

**Oakland Court, Battenhall  
Road Battenhall, Worcester.**

**2 Malvern House, Oakland Court,  
Battenhall Road Battenhall, Worcester.  
WR5 2BB**

**Features**

- Exclusive development
- Wealth of period features
- Allocated parking space
- Battenhall location
- Communal grounds
- Independent access

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A most characterful ground floor Apartment, located within this historic Edwardian building in the ever popular area of Battenhall.

Accommodation comprising: Entrance Lobby, Entrance Hallway with store cupboard, open plan Living Room/ Diner/Kitchen with decorative period fireplace, Master Bedroom, Bedroom 2 and Bathroom.

Outside: The Apartment benefits from an allocated parking space as well as use of communal gardens. The property also benefits from independent access.

**LOCATION:**

The Apartment is located in the highly sought after area of Battenhall, with numerous local amenities within easy access to include Waitrose, Worcester City centre and riverside walks.





#### Directions:

From Worcester City centre proceed out along Sidbury and up London Road. After a short distance turn right into Battenhall Road. Continue along for approximately 3/4 of a mile, where the entrance for Oakland Court can be found on the right hand side. Malvern House will be found in front of you with access to the rear.

WAM 7170

#### Useful Information:

Tenure: Leasehold

EPC Rating: D

Council Tax Band: C



Total area: approx. 68.6 sq. metres (738.5 sq. feet)

DISCLAIMER - Floor plans shown for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## 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. **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.

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## Floorplan Measurements:

**ENTRANCE LOBBY:**  
6'1" x 6'0"

**OPEN-PLAN LIVING ROOM / KITCHEN:**  
24'8" maximum x 11'8" max 11'4" min

**BEDROOM 1:**  
14'7" max 8'9" min x 10'9" max 7'4" min

**BEDROOM 2:**  
14'7" x 6'5"

**BATHROOM:**  
9'0" x 6'5"

## Contact us:

**Address:**

32 Sidbury, Worcester, WR1 2HZ