



Connells

Tredington Park
Hatton Park Warwick



Property Description

LUXURY GRADE II LISTED APARTMENT in the desirable location of Tredington Park within Hatton Park. This lovely apartment comprises, spacious lounge, kitchen diner, modern bathroom and a large primary bedroom with fitted wardrobes. The property further benefits from off road parking for two vehicles. Tredington Park features a lobby with a water feature and beautiful communal gardens.

Tredington Park is located within the sought after residential location of Hatton Park. The property is well located for the local commuter offering easy access to the A46 and M40 as well as Warwick Parkway Train Station and Hatton Station. Tredington Park is also within walking distance to the local shop and to the popular Avon River which is perfect for dog walks.

Tredington Park is a short 10 minute drive into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Approach

Stairs leading up to the entrance doors.

Lobby

Tiled flooring and a water feature.

Apartment Hallway

Laminate flooring, doors leading to all rooms and video security intercom.

Lounge

20' max x 11' (6.10m max x 3.35m)

Laminate flooring, window to the rear and decorative feature fireplace.

Kitchen

11' max x 10' max narrowing to (3.35m max x 3.05m max narrowing to)

Fitted kitchen with wall and base cabinets, secondary glazing window to the rear with stainless steel sink/drain, tiled to splash areas, electric oven, gas hob with extraction hood, integrated fridge/freezer, space for washing machine, central heating boiler and laminate flooring.

Bedroom

18' max narrowing to x 11' max (5.49m max narrowing to x 3.35m)

Window to rear with secondary glazing, fitted wardrobes, and carpeted.

Bathroom

With low level WC having concealed cistern within the vanity sink unit, bath with overhead shower and mixer taps, shaver point, extractor fan, spot lights, towel radiator and tiling to splash areas.

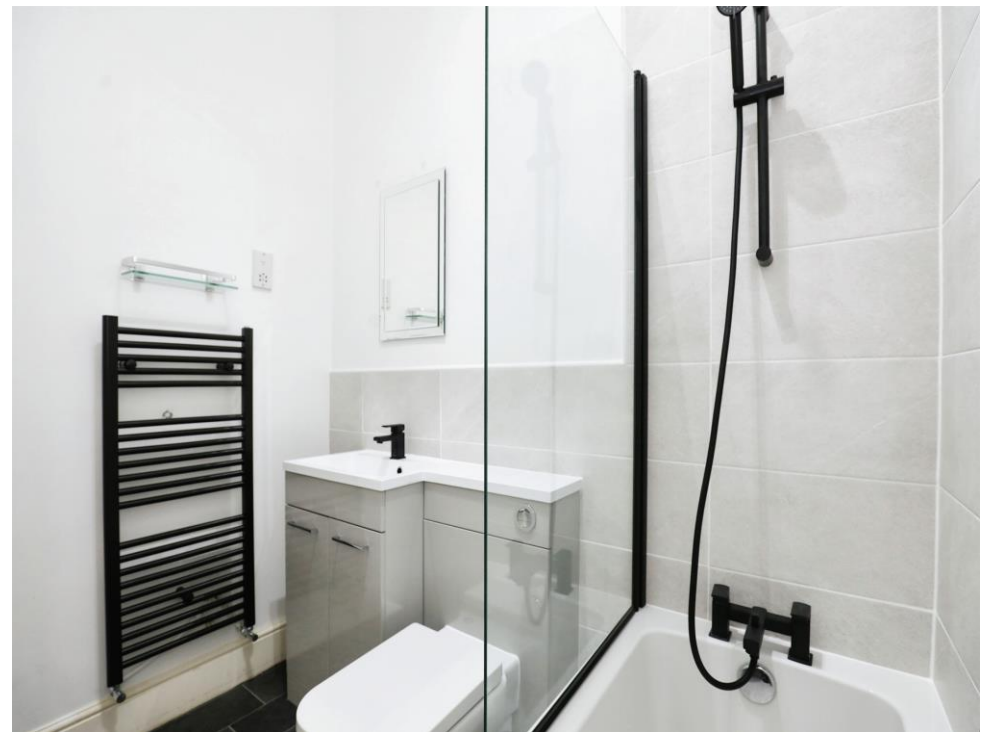
Communal Garden

Well maintained communal gardens ideal for dog walking. The gardens are made up of lawn, trees and shrubbery.

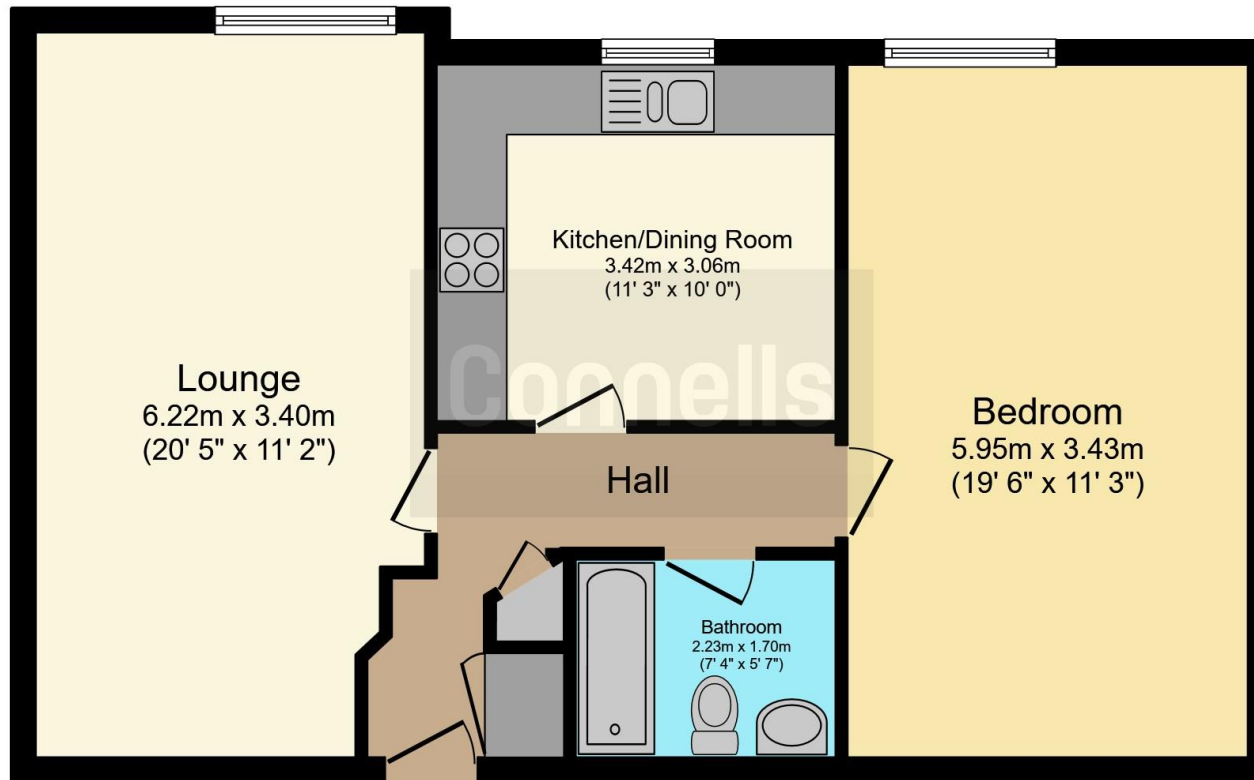
Off Road Parking

Off road allocated parking for two vehicles.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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14 High Street
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EPC Rating: Exempt

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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