

for sale

offers over **£170,000** Leasehold



Barcheston Mews, Hatton Park, Warwick, CV35 7SZ.

A charming one-bedroom apartment with a private parking space and no onward chain! This lovely first floor home offers a wealth of natural light throughout and has stunning views of surrounding greenery. It is a short 7 minute drive to Warwick town and within easy reach of local shops.



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Property Details

Entrance Hall

Two storage cupboards, loft space, window and carpeted flooring.

Lounge Diner 13' 5" x 12' 1" to door recess (4.09m x 3.68m to door recess)

Dual aspect windows and carpeted flooring.

Kitchen 10' 3" x 7' 2" (3.12m x 2.18m)

Fitted with a range of wall and base units with work surface over, oven, has hob and extractor fan. Fridge freezer and washing machine. Sink, tiled to splashback and tiled flooring.

Primary Bedroom 8' 7" x 8' 5" to door recess (2.62m x 2.57m to door recess)

Window to front, wardrobes and carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin and tiled flooring.

Rear Garden

Communal courtyard garden with field views and space for table and chairs.

Parking

One allocated parking space.





To view this property please contact Connells on

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14 High Street
WARWICK CV34 4AP

Property Ref: WAR107485 - 0002

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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