



Tredington Park, Hatton Park

Offers in Region of £229,000





PROPERTY OVERVIEW

Situated within Hatton Park, on the outskirts of Warwick is this recently renovated Grade II listed two bedroom apartment with the benefit of a very useful basement / storage facility. The building was converted from a hospital into luxury apartments and now provides a contemporary living space with many character features.

In summary, the property provides potential purchasers with:- entrance hallway, breakfast kitchen, large living room with feature windows and wooden flooring, two bedrooms and a modern shower room with double shower cubicle.

This apartment also benefits from a large basement, being ideal for secure storage.

Outside, there is communal gardens and two allocated parking spaces for in addition to visitor parking.

Viewing is by prior appointment with Xact on 01676 534 411.



- Two Bedroom Apartment
- Well Presented Throughout
- Breakfast Kitchen
- Large Living Room
- Modern Shower Room
- Long Lease (900+ years)
- Two Allocated Parking Spaces
- Basement Storage Space



PROPERTY LOCATION

Tredington Park is located within Hatton Park and is ideally positioned for access to A46, M40 and midland motorway network as well as Warwick Parkway Train Station. Tredington Park is a short 10 minute drive into Warwick town centre with its selection of shops, restaurants and amenities.

Council Tax band: D

Tenure: Leasehold

ENTRANCE HALLWAY

LIVING ROOM

16' 5" x 13' 1" (5.00m x 3.99m)

BREAKFAST KITCHEN

15' 9" x 7' 3" (4.80m x 2.21m)

BEDROOM ONE

10' 10" x 8' 6" (3.30m x 2.59m)

BEDROOM TWO

8' 6" x 5' 11" (2.59m x 1.80m)

SHOWER ROOM

11' 2" x 7' 10" (3.40m x 2.39m)

TOTAL SQUARE FOOTAGE

62.0 sq.m (667 sq.ft) approx.

BASEMENT/STORAGE

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

ALLOCATED PARKING

VISITOR PARKING





ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Service charge - £1,532.24 pa. Ground rent - nil.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

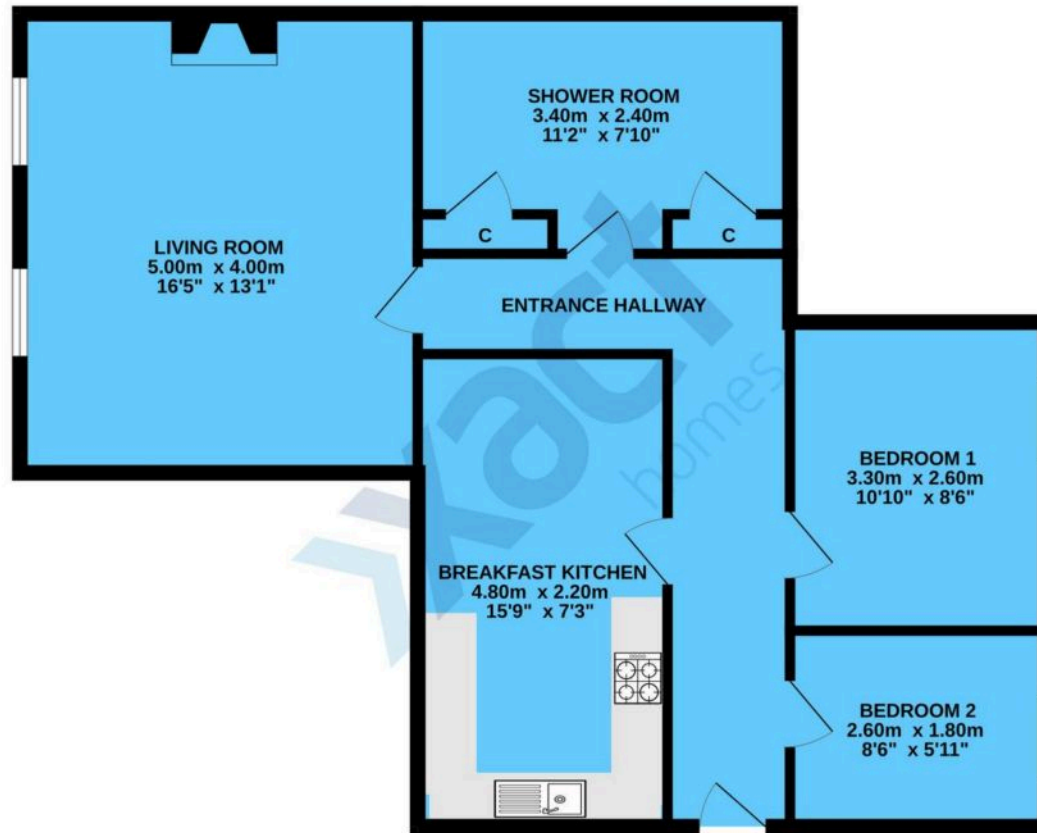
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



APARTMENT



TOTAL FLOOR AREA: 62.0 sq.m. (667 sq.ft.) approx.

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.
Made with Metropix ©2025.

Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

