

FOR SALE



Blackwell Lane, Hatton Park, Warwick

2 Bedroom, 2 Bathroom, Apartment

£228,000

MARTIN&CO



- Two double bedrooms
- First floor apartment
- Primary bedroom with en-suite
- Open plan kitchen living room
- Countryside views
- Cul-de-sac position
- Allocated parking
- No chain

This charming first-floor apartment is set within a popular semi-rural development, offering spacious living and picturesque countryside views. The property features a generous living room that flows into a well-equipped kitchen with both base and wall units, tiled flooring, and space for appliances. There are two double bedrooms, including a primary bedroom with en suite shower room, alongside a stylish family bathroom. Additional benefits include gas central heating, secure intercom access, and an allocated parking space. Ideally located for easy access to Warwick Parkway, the A46, and M40, this home combines tranquillity with convenience. An ideal first-time purchase or buy-to-let investment, with an estimated rental income of £1,250 PCM.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COMMUNAL ENTRANCE Secure access and stairs to the first floor landing with access to the apartment.

ENTRANCE HALL 7' 11" x 6' 6" (2.41m x 1.98m)

Entrance door, heating thermostat, Accenta alarm panel, radiator, cupboard with Potterton central heating boiler.

INNER HALL 7' 2" x 4' 9" (2.18m x 1.45m) Doors off to all rooms.

LIVING ROOM 16' 10" x 10' 11" (5.13m x 3.33m)

Carpet flooring, double glazed window, Juliet balcony with double glazed doors opening inwards, two radiators, panel with satellite / radio / TV and telephone point, arch through to kitchen.

KITCHEN 9' 6" x 6' 4" (2.9m x 1.93m) Stainless steel sink and drainer with mixer tap, Neff four ring electrical hob, Neff fan oven, Neff cooker hood, Zanussi dishwasher, Bosch fridge / freezer, radiator, down lights and spot lights.



PRIMARY BEDROOM 13' 3" x 7' 4" (4.04m x 2.24m) Double glazed window, radiator, TV point and doorway leading into en-suite.

EN SUITE 6' 3" x 4' 3" (1.91m x 1.3m) Shower room with double shower cubicle, tiled walls and adjustable shower head, W.C, wash hand basin, half height tiling, shaver point and extractor.

BEDROOM TWO 10' 0" x 8' 11" (3.05m x 2.72m)

Double glazed window, radiator and telephone point.

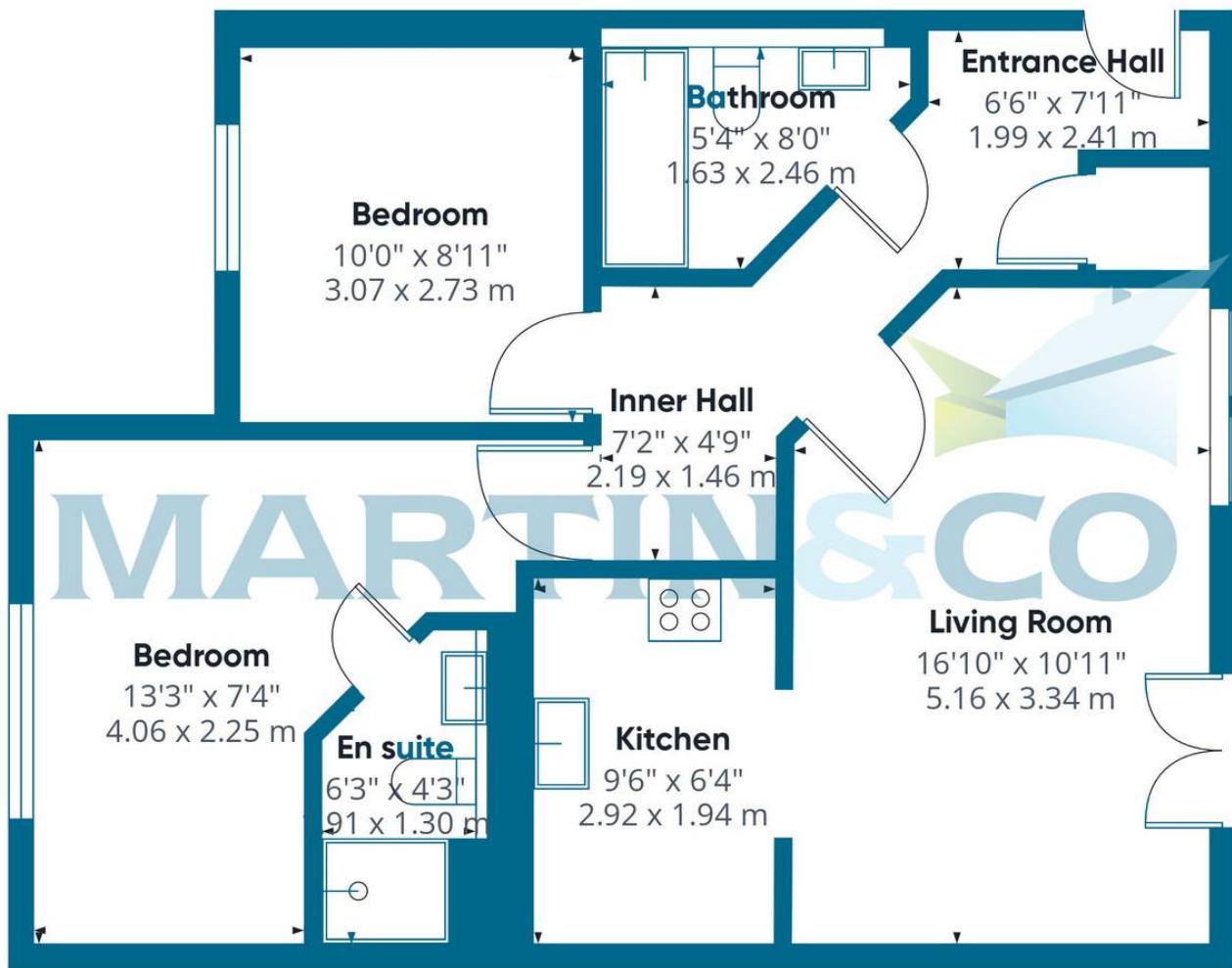
FAMILY BATHROOM 8' 0" x 5' 4" (2.44m x 1.63m)

Panelled bath, wash hand basin, W.C radiator and tiled floor.

OUTSIDE There is an allocated parking space, communal gardens, visitors parking with fabulous countryside views.

TENURE The property is leasehold with a 999 year lease from 1st January 2004 with an annual ground rent of £150.00 and the current service charge is approximately £1695.00 per annum, this information should be checked and verified by your legal representative.





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