



Tredington Park , Hatton Park
Warwick, CV35 7TT

Jeremy
McGinn & Co

Available at Offers In Excess Of £400,000



Located within the picturesque parkland estate of Hatton Park and within easy reach of Warwick Town Centre, Parkway Station and the M40 motorway, Tredington Park forms part of the Grade II Listed former Victorian Hospital, dating back to around 1846 and converted in the early 2000's by award-winning local builders.

The property would certainly appeal to executives or down-sizers that want quality finishes, with low maintenance accommodation in well-manicured grounds, which include a communal garden.

The accommodation is arranged over three floors, with the property being entered on the first floor of the building into a spacious and inviting Entrance Hallway. The ceiling height throughout the property adds a real feeling of grandeur, in addition to the beautiful characterful windows, which are secondary glazed. The generous and modern Kitchen Dining Room offers a wealth of wall and base units with integrated appliances including double oven, 6-ring gas hob, extractor and dishwasher and plenty of space for a sizeable dining table and the separate Utility Room, also with wall and base units, houses all white goods and has a useful secondary sink unit. The Living Room is located at the opposite end of the hallway and is a very well-proportioned room. This floor also benefits from a WC and a wealth of understairs storage space.

Upstairs, the property offers a substantial Main Bedroom, benefitting from an en-suite shower, and three further Bedrooms; one good-sized Double Bedroom with Fitted Wardrobes, a sizeable Single Bedroom (currently housing bunkbeds) and a fourth Single Bedroom/Nursery.

A further staircase leads up from this floor, into the roof space, which has been cleverly converted into a study space (with restricted access), with an external door leading out from here

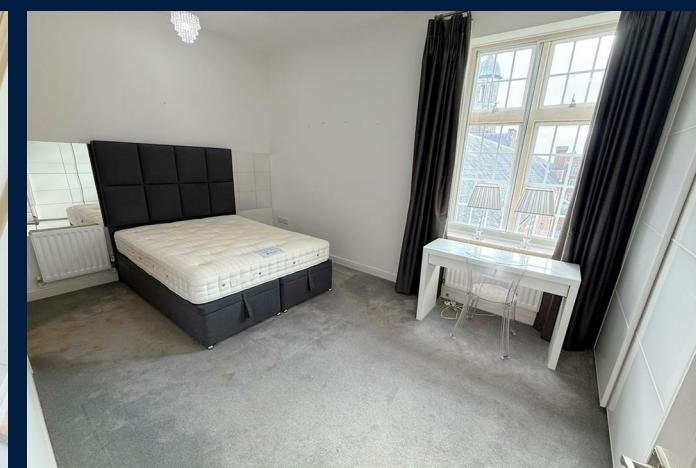


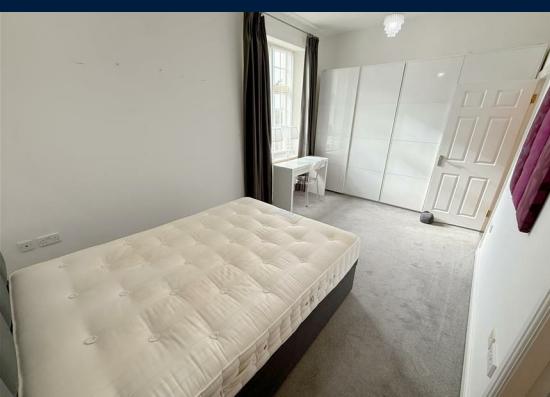
Available at
Offers In Excess Of £400,000

 4  2  1  D

onto a superb shared roof terrace offering beautiful views over far-reaching countryside.

The property has 2 allocated parking spaces and an unexpired lease of approx 973 years.





Tax Band: E

Council:

Tenure: Leasehold - Share of Freehold

Money Laundering Regulations – Identification Checks

In line with The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

Floor Plan



Map



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	80
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.