



ehB
RESIDENTIAL

Your Property - Our Business

58, Tredington Park, Hatton Park, Warwick

Price Guide
£395,000



An attractive three-bedroom mews property in this beautiful Grade II-listed building with stunning views over communal parkland within Hatton Park. In detail, the accommodation comprises a spacious large reception hallway with a storage cupboard and w.c. off, fitted breakfast kitchen, There is a light and spacious living room with French doors leading to the low-maintenance patio garden. On the first are three bedrooms with built-in furniture and the master benefits from an en suite shower room and a further main bathroom with a white suite and

shower over bath. The property has two allocated parking spaces. NO UPWARD CHAIN. Energy rating D.

Location

Hatton Park is a popular and convenient residential location, approximately 3 miles from Warwick Town Centre. The development contains some local amenities, including a local shop and recreational facilities and is a short distance from Warwick Parkway railway station. The location is also convenient for access to the motorway network.

Approach

The property is approached via a paved footpath through the low maintenance lawned fore garden leading to the entrance door with spy hole into:

Spacious Reception Hall

Radiator, walk-in under-stairs storage cupboard, built-in cloaks cupboard. Doors to:

Cloakroom

Low flush WC, pedestal wash hand basin, radiator and extractor fan.





Living Room

16'0" x 13'10" (4.90m x 4.24m)

High ceiling, mock fireplace with Adam style surround, marble inlay and hearth, high ceiling, two radiators. Double-glazed window to the rear aspect and a sealed unit double-glazed casement door provides access to the rear garden.

Breakfast Kitchen

10'5" x 9'11" (3.18m x 3.04m)

Again enjoying a high ceiling. Matching range of

lime oak base and eye level units, complementary worktops with inset single drainer sink unit, mixer tap and rinse bowl, and tiled splashbacks. Built-in electric oven and gas hob with extractor unit over, integrated washer/dryer, Indesit fridge/Freezer. Concealed Potterton gas-fired boiler, radiator and an original window to front aspect with secondary glazing.

First Floor Landing

Radiator, access to roof space. Built-in Airing/Laundry cupboard. Doors to:

Master Bedroom

14'8" x 10'2" (4.48m x 3.10m)

Range of matching bedroom furniture providing ample hanging rail, drawer and storage with double bed inlet. High ceiling, radiator, original window to front aspect with secondary glazing. Door to:

En-Suite Shower

White suite comprising tiled shower enclosure with Triton shower, pedestal wash hand basin, WC, extractor fan, radiator and an electric heated towel rail.





Bedroom Two

9'5" x 7'4" (2.89m x 2.25m)

Built-in range of full-height wardrobes with matching desk area with worktop, knee hole space and drawers. High ceiling, radiator, original window to the rear aspect with secondary glazing.

Bedroom Three

10'8" x 6'3" (3.26m x 1.91m)

Built-in full-height wardrobes and adjacent drawer unit with open display cabinet over. High ceiling, radiator and an original window to the rear aspect with secondary glazing.

Bathroom

White Heritage suite comprising WC, pedestal wash hand basin, bath with Mira shower system over, tiled splashbacks, high ceiling, radiator and extractor fan.

Outside

There are two car parking spaces to the front of the property additional visitor parking and a pleasant open front aspect.



Rear Garden

Which is designed for ease of maintenance, laid mainly to pave with a useful brick-built garden store. The gardens are enclosed on all sides with a gated rear pedestrian access.

Tenure

We understand this property to be a leasehold of 999 years lease commencing from circa 2003. There is a service charge of approximately £2,514.64 PA which covers the maintenance of the communal grounds, upkeep of the fabric of the



building, communal electricity etc. Interested parties are invited to make their enquiries.

Services

All mains services are understood to be connected. NB, We have not tested the heating, domestic hot water system, kitchen appliances, or other services and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "C" - Warwick District Council

Postcode

CV35 7TT



Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •



Ground Floor



1st Floor

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.