



Apt 1, King Edward Court, Hatton Park, Warwick

Price Guide
£250,000



A well-presented two-bedroom period conversion ground floor apartment located in a favoured position within this popular residential development. Secure communal entrance, private entrance hall, impressive living room with kitchen off, master bedroom with en-suite, main bathroom, gas heating, double glazing, high ceilings and allocated parking. Energy rating C 72.

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 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.

Secure Communal Entrance

The building is entered via secure communal entrance doors. With a solid entrance door with spy hole leading into:

Reception Hall

Wall-mounted entry phone system, Oak finish floor, radiator, downlighters, wall-mounted Potterton thermostat control panel, double-glazed window, cloaks/storage cupboard, and additional storage cupboard. Doors to:

Bathroom

White suite comprising panelled bath, WC, wash hand basin, complementary tiled splashbacks, matching oak finish floor, radiator, downlighters, extractor fan and a double glazed window.

Impressive Living Room

16'11" x 15'2" (5.15 x 4.62)
Again with an Oak finish floor. Feature contemporary electric fire. High cornice ceiling, downlighters, TV aerial point, telephone point, radiator, and two double-glazed windows affording pleasant views. Opening to:

Fitted Kitchen

8'4" x 8'3" (2.53 x 2.51)

The kitchen is equipped with a range of matching base and eye-level units, complemented by worktops that feature an inset single drainer sink unit with a mixer tap. It also includes a built-in Neff electric oven and ceramic hob with an extractor unit above it. Additionally, there is space for an upright fridge/freezer, a washing machine, and a slim-line dishwasher. A tall storage unit houses the Worcester gas-fired boiler, a radiator, and features an Oak finish floor, downlighters, and a double-glazed window to the front aspect.

Bedroom One

14'5" x 10'10" (4.40 x 3.31)

Wardrobes which provide ample hanging rail and storage space, a radiator and a double-glazed window. Door to:



En-Suite Shower

White suite comprising WC, wash hand basin, tiled shower enclosure with shower system and glazed sliding shower door, shaver point, complementary tiled splashbacks, tiled floor, downlighters and a double-glazed window.

Bedroom Two

12'4" x 9'10" (3.75 x 2.99)

Radiator and a double-glazed window.

Outside

There are communal grounds to the property attractively presented with lawns, stocked with shrubs and trees and King Edward's Court is famous for its attractive flight of steps leading up to the famous archway which gives pedestrian access to the central courtyard.

The property has the benefit of an allocated parking space, plus visitor parking.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this.

Current Ground rent £150 PA

Current Service charge £1,576.41 PA

999-year lease from 1st January 2004.

We believe the above information is accurate, however, they have yet to be verified/confirmed by the vendor's solicitor.

Services

Mains electricity, gas, water and drainage 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, we cannot give any warranties in this respect. Interested parties are invited to make their own enquiries.

Council Tax

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

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

Warwick Office
17-19 Jury St,
Warwick
CV34 4EL

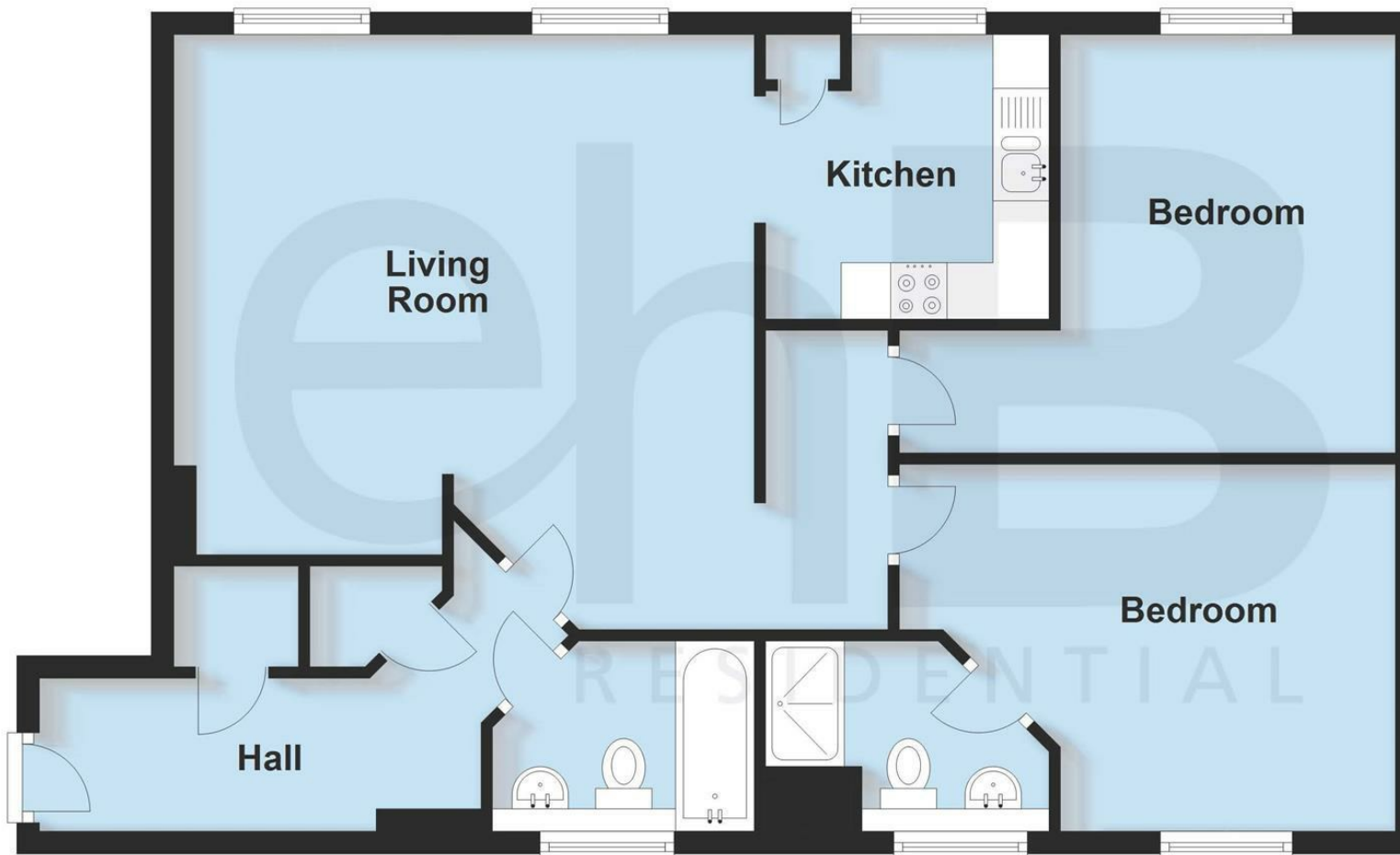
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

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

Ground Floor

Approx. 78.5 sq. metres (845.3 sq. feet)



Total area: approx. 78.5 sq. metres (845.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact