



King Edwards Court | Hatton Park | CV35 7ST

Price guide £190,000





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Welcome to King Edwards Court in the prestigious Hatton Park area! This fabulous one-bedroom apartment is a gem waiting to be discovered.

Step into a modern living space perfect for relaxing or entertaining guests. The new and modern fitted kitchen is a chef's dream, offering both style and functionality.

This property boasts a well-appointed bedroom and a sleek bathroom, providing comfort and convenience. With an allocated parking space, you'll never have to worry about finding a spot after a long day.

Located in an ideal spot for commuters, this apartment is just a stone's throw away from the Warwick Parkway Train Station, making your daily travels a breeze. Whether you're looking for a perfect investment opportunity or a first-time buy, this apartment ticks all the boxes.

Don't miss out on the chance to own a piece of luxury in this sought-after location. Book a viewing today and envision the possibilities that await you at King Edwards Court!





#### Entrance

Entrance to the apartment is via a well maintained communal hallway and stairwell which leads up to the solid front door.

#### Entrance Hall

The front door to the apartment opens in to the private entrance hall. Having wood effect flooring and neutral decor to walls and ceiling, double glazed window to side elevation with gas central heating radiator below, LED spotlight to ceiling, loft access to ceiling (the loft is for access only and does not allow for storage), secure entry phone and solid wooden doors lead in to all rooms including a large storage cupboard.

The storage cupboard has a number of open shelves, light point to ceiling, fuse box and electric socket to high level.

#### Bathroom

7'10" x 5'10"

Having a black and white checked, water resistant flooring, walls are tiled to half height around the basin and toilet which increases to full height around the bath and shower area. LED spotlights and extractor to ceiling. The bathroom is fitted with a chrome heated towel rail, vanity unit with large white basin with chrome hot and cold mixer tap with two large drawers below and shaver point, white low level WC and a white bath with chrome hot and cold mixer taps with chrome shower controls and a waterfall shower head.

#### Kitchen Living Dining Room

14'6" x 18'11"

Having wooden laminate flooring and a continuation of the neutral decor to walls and ceiling, white double glazed window to side elevation above sink position with an additional, tall, white double glazed window to side elevation in the living area, both giving attractive views and letting in a huge amount of natural light. LED spotlights to ceiling, loft hatch (just for access not for storage), gas central heating radiator.

One of the main selling points of this apartment is the recently fitted, modern kitchen. Having a range of base and wall units in a cashmere coloured frontage with chrome handles and a granite effect work surface and up stand. Having integrated appliances of electric oven, ceramic hob with glass splash back and extractor over, dishwasher and washer dryer. Stainless steel sink with matching drainer and chrome hot and cold mixer tap and space for a full height fridge freezer and large microwave. Various electric sockets and fused switches, LED under wall mounted strip lighting and a Potterton Performa 28i gas central heating combi boiler.

#### Bedroom

14'4" x 8'11"

Having a continuation of the flooring from the entrance hall, neutral decor to walls and ceiling, double glazed window to side elevation with gas central heating radiator below, LED spotlights to ceiling, electric sockets and a TV point.

#### Outside

Located within the communal parking area there is one allocated parking space right by the front door to the building.



Services

All mains services are believed to be connected.

Tenure

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

Ground rent is £150 per annum and the service charge is £1,576.41 per annum.

There is 979 years remaining on the lease

Council Tax

We understand the property to be Band B.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

j)Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ

warwick@hawkesford.co.uk

01926 411 480

www.hawkesford.co.uk

