



KING EDWARD COURT, HATTON PARK

Guide Price £169,950

Hawkins & Patterson
ESTATE AGENTS



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KING EDWARD COURT, HATTON PARK

A well presented spacious one bedroom ground floor Apartment located in a beautiful semi rural location of Hatton Park. Comprising open plan lounge & kitchen/diner. Large bathroom and a good sized double bedroom. This lovely apartment also benefits from an allocated parking space. Perfect for those wanting to stay close to the town but enjoy the feeling of being away from it all when you get home. Ideal rental or first home.

Location - Hatton Park is a popular semi-rural residential development being ideally sited 3 miles from Warwick Town centre. The development contains some local amenities including a local shop, village hall, and recreational facilities and is a short distance from Warwick Parkway station. The development is also convenient for a number of other centres including Leamington Spa, Coventry, Stratford upon Avon, Solihull, and Birmingham, and is within easy reach of the motorway network.





APPROACH

Carpeted lobby with steps down to the front door.

HALLWAY

With side window. Large store cupboard. Light Oak laminate doors into,

OPEN PLAN LIVING ROOM

Comprising two areas. Sitting room with window. Peninsular worktop form the divide from the kitchen. Range of units in Maple under contrasting worktops. Inset electric hob the stainless steel canopy above. Single oven below. Inset sink and drainer below further window. Worcester boiler within matching housing. Space for fridge/freezer. The dining area has ample space for a table & chairs.

BEDROOM

A generous double room with window.

BATHROOM

With a white suite, providing bath with shower over and glass side screen. Wall mounted wash basin & WC. Towel rail

PARKING

Numbered bay conveniently close by.



USEFUL INFORMATION

EPC Band C

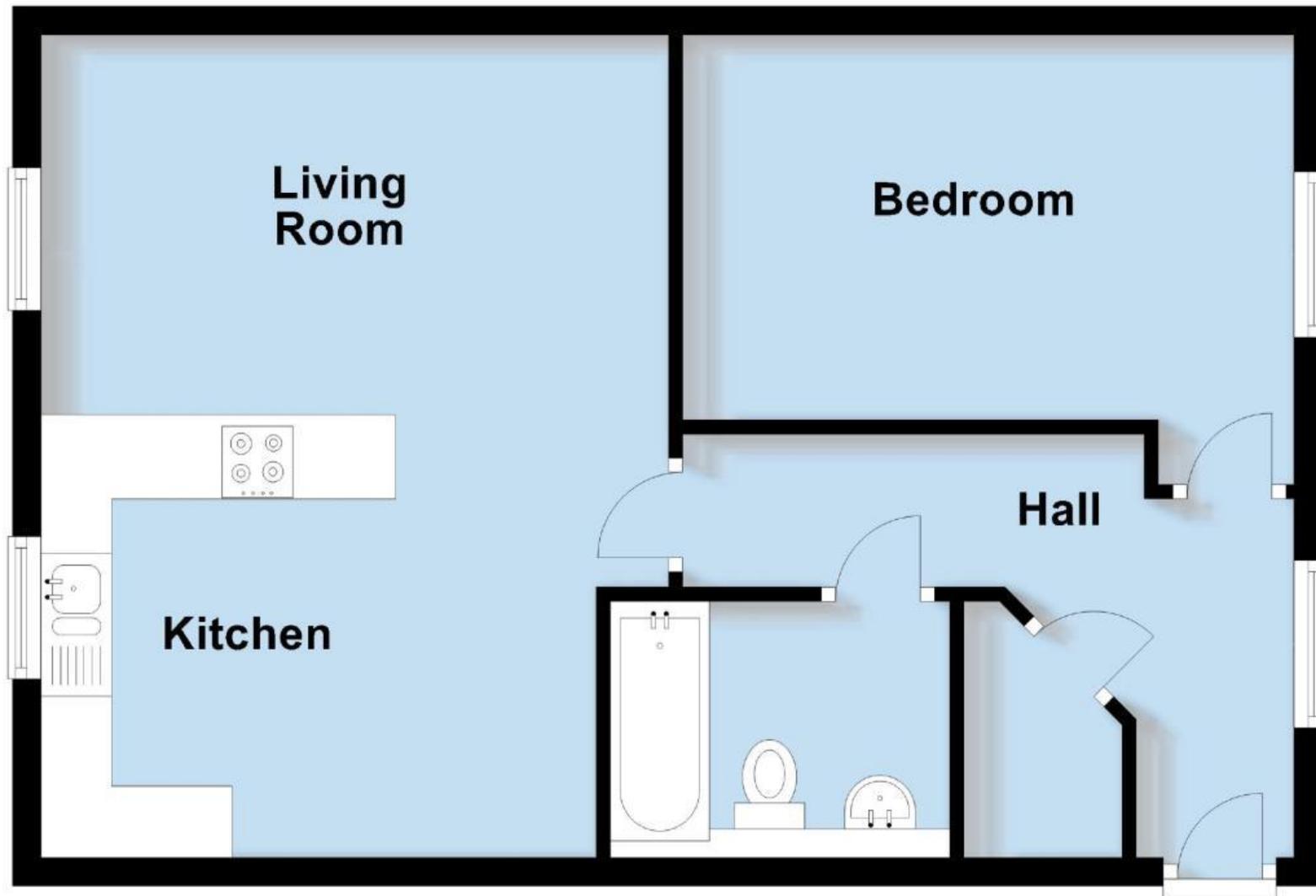
Council Tax Band (Warwick District Council)

Lease information. 990 years 01/01/2004,
ground £150.00 per annum and the current
service charge is £1695.16 per annum



Ground Floor

Approx. 51.2 sq. metres (550.7 sq. feet)



Total area: approx. 51.2 sq. metres (550.7 sq. feet)