



Connells

King Edwards Court Blackwell Lane
Hatton Park Warwick

King Edwards Court Blackwell Lane Hatton Park Warwick CV35 7ST

for sale offers over
£170,000



Property Description

This delightful home is located in the desirable location of Hatton Park. Blackwell Lane is within walking distance of plenty scenic walks and countryside. The charming home is situated on the first floor and benefits from a loft space, a private allocated parking space as well as plenty of space for visitors parking.

There is spacious lounge with tall windows, inviting a wealth of natural light and views of surrounding greenery. There is a well sized kitchen diner with ample storage and worktop space, ideal for food preparation. The light and airy bedroom overlooks the characterful building of King Edwards Court. There is also a white suite bathroom for added convenience.

Hatton Park is well placed for access to local towns, centres and communication links, with regular commuter rail links available from nearby Warwick Parkway, together with Warwick itself and Leamington Spa. The nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6.

Facilities around Hatton include a popular 'al fresco' gastro pub; The Hatton Arms, there also being a local convenience store on Hatton Park. The canal is a short walk which leads to a popular local cafe. More comprehensive facilities in nearby Warwick are easily accessible and good local access available to Stratford upon Avon, Kenilworth, Solihull and Coventry.

Entrance Hall

Double glazed window to side, large storage cupboard, spotlights and loft hatch.

Lounge

14' 9" x 13' 10" (4.50m x 4.22m)

Double glazed window to side, laminate flooring.

Kitchen Diner

12' 1" x 9' 2" (3.68m x 2.79m)

Fitted with a range of wall and base units with work surface over, built in fridge freezer, oven, hob, extractor fan and washing machine. Spotlights, laminate flooring and double glazed window to side.

Bedroom One

12' 6" x 9' 4" door recess (3.81m x 2.84m door recess)

Double glazed window to side and laminate flooring.

Bathroom

Shower over bath, WC, wash hand basin, part tiled splashback, spotlights and double glazed windows side.

Loft Space

Plenty of space for storage.

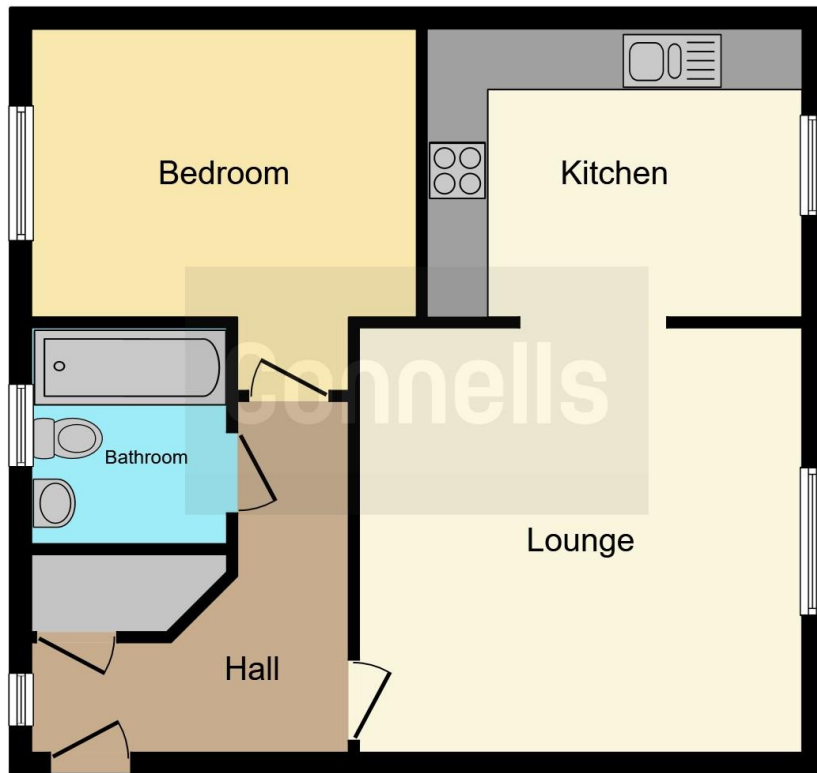
Parking

Allocated parking space and visitors parking.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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14 High Street
 WARWICK CV34 4AP

EPC Rating: C Council Tax
 Band: B

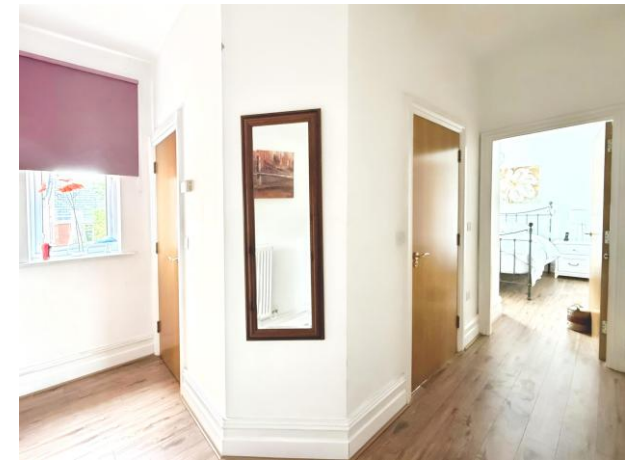
Service Charge:
 1824.69

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107118

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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