

ehB
RESIDENTIAL

Your Property - Our Business



14, Mollington Grove, Hatton Park, Warwick

£1,150 PCM



ehB are proud to offer this modern well presented two bedroom mews property on this popular Hatton Park development, comprising : Entrance hall, lounge, dining kitchen with appliances, two double bedrooms, en suite shower room and family bathroom, double width driveway and a low maintenance rear garden.
UNFURNISHED.

Available from July from 20th July 2026

Energy Rating C

Warwick District Council Tax Band C

Holding Deposit £265

Deposit £1326

Canopy Porch

Having a hardwood, part glazed entrance door to the :-

Entrance Hall

Having wood effect laminate flooring, radiator, telephone point, stairs to the first floor and door to:

Lounge

14'3" excluding bay x 10'9" (4.34 excluding bay x 3.27)
Having wood effect laminate flooring throughout, feature fireplace with a fitted living flame gas fire, surround with marble inlay and display hearth, TV point, double glazed bay window to front with radiator beneath, additional radiator, door revealing a useful under stairs storage cupboard and door to:

Dining Kitchen

14'1" x 9'7" (4.3 x 2.92)

Having wood effect laminate flooring throughout and a range of matching wood effect base and eye level units, inset single drainer sink unit, complementary work surface areas and tiled splash backs, built in Creda electric double oven, four ring gas hob with extractor unit over, integrated fridge freezer, automatic washing machine and dishwasher, concealed wall mounted Potterton gas fired boiler and sealed unit double glazed window to the rear aspect.

Dining Area

Having wood effect laminate flooring, TV point, central heating radiator and double glazed patio doors to the most attractive rear garden.



First Floor

Having stairs from the entrance hall to the first floor landing, having access to the roof space, door to airing cupboard, and doors to :

Master Bedroom

11'0" x 8'7" (3.35 x 2.62)

Having a useful built in double door wardrobe, TV point, central heating radiator and two sealed unit double glazed windows to the front aspect and door to:

En suite shower room

Having white tiled floor, complementary part tiling to the walls and a white suite comprising low flush WC, pedestal wash hand basin with tiled splash back, tiled shower cubicle with shower fitment, extractor fan and central heating radiator.

Bedroom 2

10'2" x 7'8" (3.09 x 2.33)

Having central heating radiator, TV point and sealed unit double glazed window to rear aspect.

Bathroom

Having tiled splashbacks, and white suite comprising panel bath with electric Triton shower over with shower screen, low flush WC, pedestal wash hand basin, radiator, shaver point and sealed unit double glazed window to the rear.

Rear garden

Decked area with railing, and step to gravelled garden with decorative flower beds leading to trellis, behind which is a garden shed, and pathway to the gated rear pedestrian access.

Parking

There is a double width drive to the front of the property allowing parking for two cars.

Council Tax

Band C

Fees

A £300 (£250 plus VAT) joint or single administration/referencing fee is payable per application. We also ask for a security deposit equivalent to one and a half months rental and one month's rental in advance . Please see our web site for all our terms and conditions.

Post Code

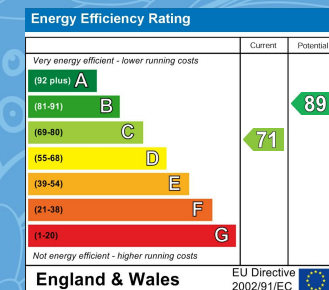
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Your Property - Our Business

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