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RESIDENTIAL

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58, Tredington Park, Hatton Park, Warwick

£1,300 Per Month



An attractive three-bedroom mews property in this beautiful Grade II-listed building with stunning views over communal parkland within Hatton Park.

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 local 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.

Approach

The property is approached via a paved footpath through the low maintenance lawned fore garden leading to the entrance door with spy hole into:

Spacious Reception Hall

Radiator, walk-in under-stairs storage cupboard, built-in cloaks cupboard. Doors to:

Cloakroom

Low flush WC, pedestal wash hand basin, radiator and extractor fan.

Living Room

16'0" x 13'10" (4.90m x 4.24m)

High ceiling, mock fireplace with Adam style surround, marble inlay and hearth, high ceiling, two radiators. Double-glazed window to the rear aspect and a sealed unit double-glazed casement door provides access to the rear garden.

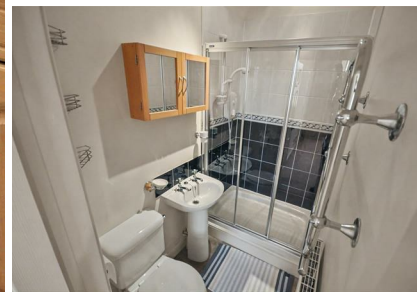
Breakfast Kitchen

10'5" x 9'11" (3.18m x 3.04m)

Again enjoying a high ceiling. Matching range of lime oak base and eye level units, complementary worktops with inset single drainer sink unit, mixer tap and rinse bowl, and tiled splashbacks. Built-in electric oven and gas hob with extractor unit over, integrated washer/dryer, Indesit fridge/Freezer. Concealed Potterton gas-fired boiler, radiator and an original window to front aspect with secondary glazing.

First Floor Landing

Radiator, access to roof space. Built-in Airing/Laundry cupboard. Doors to:



Master Bedroom

14'8" x 10'2" (4.48m x 3.10m)

Range of matching bedroom furniture providing ample hanging rail, drawer and storage with double bed inlet. High ceiling, radiator, original window to front aspect with secondary glazing. Door to:

En-Suite Shower

White suite comprising tiled shower enclosure with Triton shower, pedestal wash hand basin, WC, extractor fan, radiator and an electric heated towel rail.

Bedroom Two

9'5" x 7'4" (2.89m x 2.25m)

Built-in range of full-height wardrobes with matching desk area with worktop, knee hole space and drawers. High

ceiling, radiator, original window to the rear aspect with secondary glazing.

Bedroom Three

10'8" x 6'3" (3.26m x 1.91m)

Built-in full-height wardrobes and adjacent drawer unit with open display cabinet over. High ceiling, radiator and an original window to the rear aspect with secondary glazing.

Bathroom

White Heritage suite comprising WC, pedestal wash hand basin, bath with Mira shower system over, tiled splashbacks, high ceiling, radiator and extractor fan.

Outside

There are two car parking spaces to the front of the property additional visitor parking and a pleasant open front aspect.

Rear Garden

Which is designed for ease of maintenance, laid mainly to pave with a useful brick-built garden store. The gardens are enclosed on all sides with a gated rear pedestrian access.

Council Tax

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

Postcode

CV35 7TT

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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
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

