



## 14, Barcheston Mews, Barcheston Drive, Hatton Park, Warwick, CV35 7SZ

This well-presented, one-bedroom top-floor apartment is situated on the ever-popular Hatton Park development, affording countryside views to the rear. This apartment is ideally situated for Warwick Parkway train station, A46, M40 and associated motorway networks. Communal entrance, private entrance hall, Living room, fitted kitchen, double bedroom, bathroom, gas heating and secure parking for two cars. Energy rating C. NO UPWARD CHAIN.

**Guide Price**  
**£160,000**



**14, Barcheston Mews,  
Barcheston Drive, Hatton  
Park, Warwick, CV35 7SZ**

**Location**

Hatton Park is a sought-after residential development situated 3 miles from Warwick, offering a rural lifestyle while being close to Leamington Spa, Stratford-upon-Avon, and Solihull. It is ideal for commuting with easy access to the A46 and the motorway network and is just 2 miles from Warwick Parkway. Local amenities include a shop, village hall and recreational facilities.

**Communal Entrance**

The property is accessed via a security entrance system, and stairs lead up to the second floor landing where a door gives access to a lobby with a light point to the ceiling, and the front door opens into the:

**Private Entrance Hall**

Radiator, wall-mounted entryphone system. Built-in cloak cupboard, additional storage cupboard with shelving. Doors to:

**Living Room**

13'5" x 12'0" (4.10m x 3.68m)

A bright and spacious living room featuring high ceilings, two radiators, and twin double-glazed windows to the front, offering attractive views across Crimscote Square. Opening to:

**Fitted Kitchen**

10'3" x 7'2" (3.13m x 2.20m)

Range of matching base and eye level units, complementary worktops and tiled splashbacks with an inset single drainer sink unit with mixer tap and rinse bowl. Built-in electric oven and four-ring gas hob with extractor unit over, integrated fridge/freezer, Indesit washing machine. Radiator, tiled floor and a concealed Baxi gas-fired boiler.



#### Double Bedroom

8'7" x 8'3" (2.62m x 2.54m)

Radiator, built-in double door wardrobe and a sealed unit double-glazed window to the front aspect.

#### Bathroom

White suite comprising bath with shower system and a glazed shower screen. WC, pedestal wash hand basin, shaver point, tiled floor and radiator.

#### Outside & Parking

Accessed via an electric gate, there are two allocated parking spaces

#### Tenure

The property is Leasehold. We understand there are approximately 974 years remaining on the lease. The current annual service Maintenance Charge is approximately £2,750.00 PA, with a peppercorn ground rent. The agent has not checked the legal status to verify the property's Leasehold status. The purchaser

is advised to obtain verification from their legal advisors.

#### Services

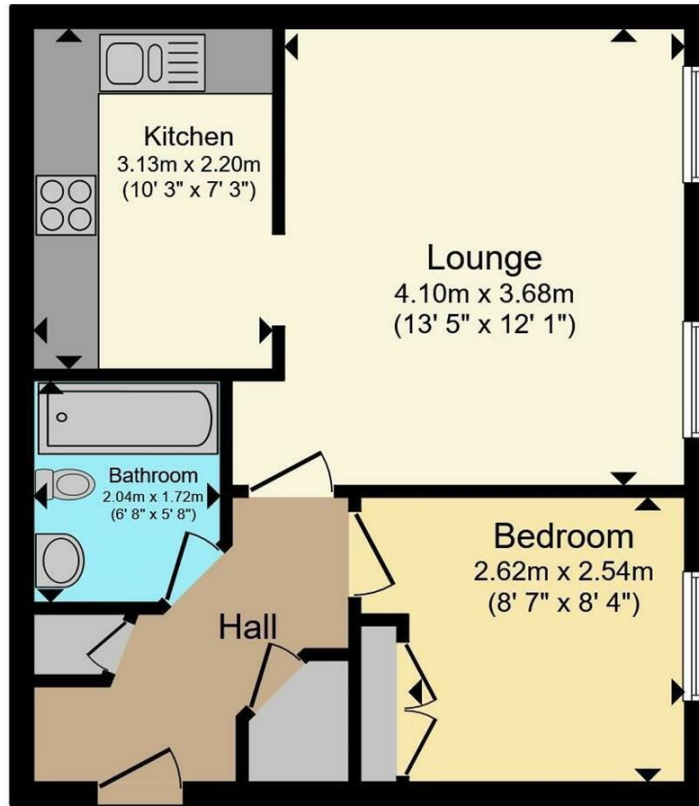
All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

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

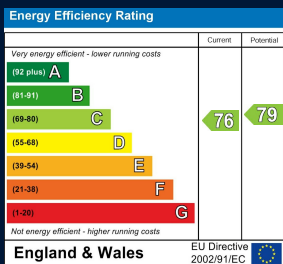
#### Postcode

CV35 7SZ



Total floor area 41.4 m<sup>2</sup> (445 sq.ft.) approx

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).



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