



**Connells**

King Edwards Court Blackwell Lane  
Hatton Park Warwick

# King Edwards Court Blackwell Lane Hatton Park Warwick CV35 7ST

for sale offers over  
**£240,000**



## 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 ground floor and 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. There is a stunning kitchen with ample storage and worktop space, ideal for food preparation. The light and airy bedrooms offers plenty of space.

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

Two storage cupboards, wood flooring and boiler.

## Lounge

17' 9" x 11' ( 5.41m x 3.35m )

Dual aspect windows with blinds to the rear.

## Kitchen

9' 7" x 6' 6" ( 2.92m x 1.98m )

Fitted with a range of wall and base units with work surface over, cooker, hob and extractor fridge freezer, dishwasher, built in washer, stainless steel sink and drainer. Arch way to lounge.

## Bedroom One

13' 4" x 7' 3" ( 4.06m x 2.21m )

Window to front, wood flooring.

## Bedroom Two

10' 2" x 9' ( 3.10m x 2.74m )

Window to front, fitted wardrobes, carpeted flooring.

## Ensuite

Shower with rainfall shower head, WC, wash hand basin, fully tiled.

## Bathroom

Bath, wash hand basin, WC, half tiled, tiled flooring.

## Parking

One allocated parking space.

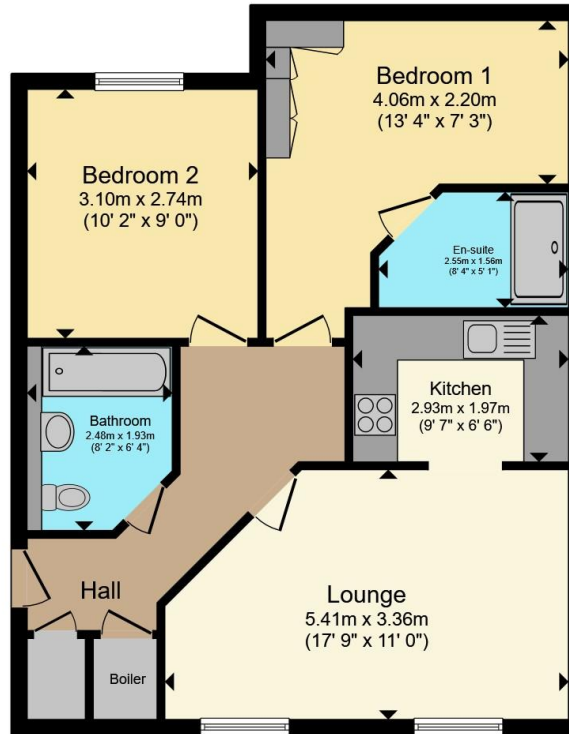
## Vendors Notes

New kitchen installed 2025.









Total floor area 65.2 m<sup>2</sup> (702 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). Powered by [www.propertybox.io](http://www.propertybox.io)



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14 High Street  
 WARWICK CV34 4AP

EPC Rating: C Council Tax Band: C

Service Charge: 1757.56

Ground Rent: 150.00

Tenure: Leasehold

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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



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.

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