



**BARCHESTON DRIVE, HATTON PARK**

**complete** ●●●  
SALES & LETTINGS





This stunning two double bedroom top-floor apartment offers an exceptional opportunity for first-time buyers or investors alike. Set within the sought-after Hatton Park development, ideal for commuters using Warwick Parkway Station, A46 or M40 road links. The property enjoys peaceful living with no neighbours above or below and uninterrupted countryside views. Features include two allocated parking spaces, gas central heating, double glazing, and generous storage.



#### Entrance Hall

A welcoming, fully carpeted entrance hall with ceiling lighting, a large storage cupboard, video entry system, loft hatch with partially boarded loft, and central heating radiator, providing access to the family bathroom, two bedrooms, and the living/dining room.

#### Living Room

A fully carpeted living room featuring two large double-glazed windows enjoying countryside views, two central heating radiators, a ceiling light point, TV point, and an archway leading to the fitted kitchen.



#### Kitchen

With tiled flooring and splashbacks, the fitted kitchen offers a range of modern base and wall-mounted storage cupboards and drawers, integrated fridge/freezer and washer/dryer, a stainless steel sink with drainer and mixer tap, four-ring gas hob with electric oven and extractor hood, and a ceiling light point.

#### Bedroom One

Bedroom one is a spacious double bedroom featuring a double-glazed window overlooking the Warwickshire countryside, a central heating radiator, full carpeting, and fitted wardrobes with hanging rails and shelving.

#### Bedroom Two

Bedroom two is a fully carpeted double bedroom featuring a vaulted ceiling and Velux skylight, central heating radiator, ceiling light point, and fitted wardrobe with hanging rail and shelving, with ample space for additional bedroom furniture or a home office desk.



#### Bathroom

The bathroom features tiled flooring and mosaic-style wall tiling, a panelled bath with shower over, ceramic wash hand basin, low-level WC, ceiling light point, extractor fan, central heating radiator, shaving point, and a stainless steel heated towel rail.

#### Parking

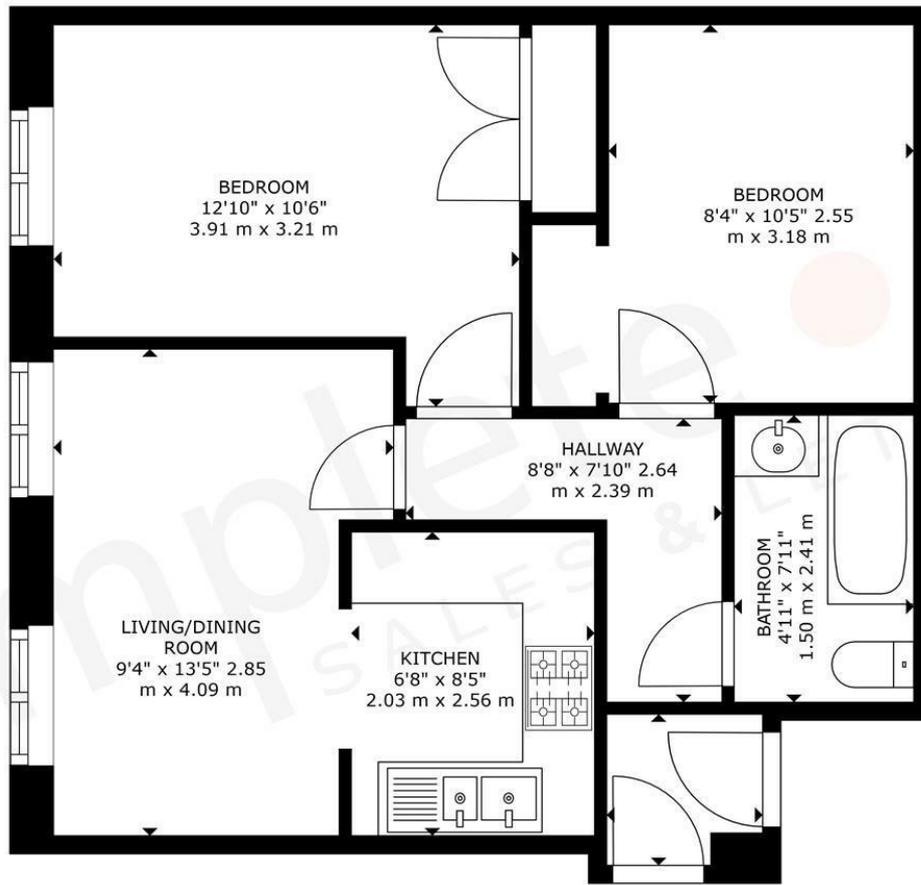
Two allocated parking spaces which are located behind a secure electric gate.



#### Location

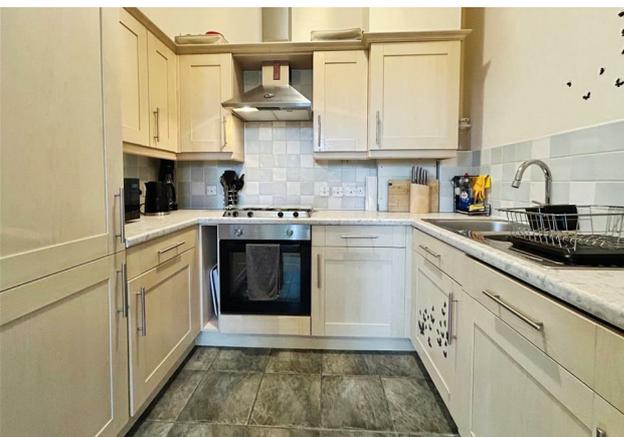
Hatton Park is conveniently located for access to the major road networks nearby. It is a varied mix of family residential and professionals alike with Warwick, Leamington Spa, Stratford Upon Avon and Coventry all within easy driving distances. Warwick is only minutes drive in one direction and the rural countryside in the other offering a fabulous base. There is a village shop on offer within the development. Access to Warwick train station and also Warwick Parkway offering travel options by train to Birmingham and London alike.





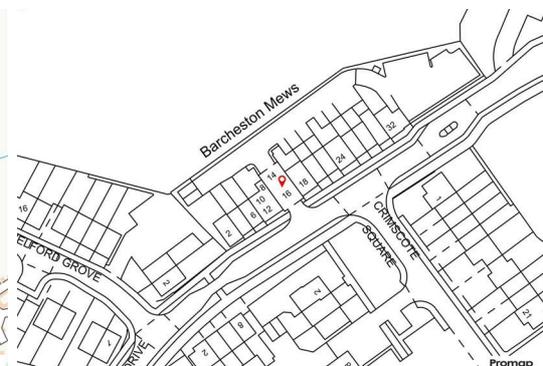
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GROSS INTERNAL AREA  
 FLOOR PLAN: 531 sq. ft, 49 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Two Double Bedrooms
- Bathroom
- Long Lease
- Two Allocated Parking Spaces
- Countryside Views
- Beautifully Presented
- Open Plan Kitchen/Living Room
- New Boiler
- No Neighbours Above Or Below
- First Time Buyer Opportunity



## BARCHESTON DRIVE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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