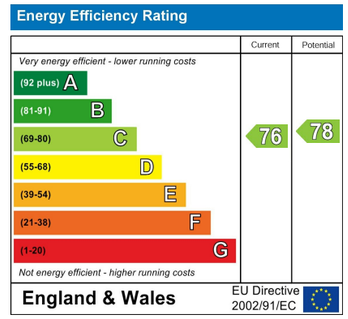
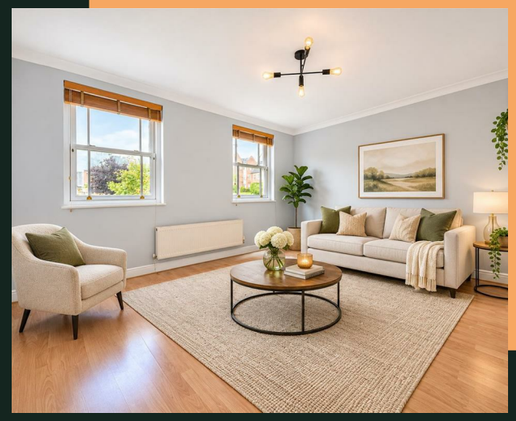
PROPERTY ADDRESS

8A Crimscote Square
Hatton Park
CV35 7TS



Crimscote Square, CV35







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- SPACIOUS TWO-BEDROOM, TWO-BATHROOM FIRST-FLOOR APARTMENT – APPROX. 657 SQ. FT.
- TWO GENEROUS DOUBLE BEDROOMS WITH BUILT-IN STORAGE – PRINCIPAL EN-SUITE SHOWER ROOM
- BRIGHT SEPARATE LIVING ROOM WITH DUAL WINDOWS & ATTRACTIVE WOOD-EFFECT FLOORING
- FITTED KITCHEN WITH INTEGRATED OVEN, GAS HOB & SPACE FOR INFORMAL DINING
- SOUGHT-AFTER HATTON PARK LOCATION – VILLAGE AMENITIES & GREEN OPEN SPACES

Occupying the first floor and extending to approximately 657 sq. ft. (61 sq. m.), the property offers spacious and versatile accommodation, comprising a generous separate living room, fitted kitchen, two excellent-sized bedrooms with built-in storage, principal en-suite shower room and a separate family bathroom.

The spacious living room measures approximately 14'3" × 10'8" and benefits from two sash-style windows, allowing an abundance of natural light to fill the room. Featuring attractive wood-effect flooring and neutral décor, the space provides a welcoming environment for both relaxing and entertaining, with ample room for comfortable seating and additional furnishings.

The separate fitted kitchen measures approximately 10'0" × 9'3" and offers a practical arrangement of light wood-effect wall and base units, complementary work surfaces and tiled splashbacks. The kitchen includes an integrated oven, gas hob, stainless steel sink and space for a washing machine, alongside an area suitable for informal dining.

The principal bedroom is a generously proportioned double room, measuring approximately 13'4" × 11'0", with carpeted flooring, neutral decoration and built-in storage. The bedroom also enjoys the convenience of a private en-suite shower room, offering additional privacy and practicality.

Bedroom two is another excellent-sized room, measuring approximately 12'1" × 10'8". Benefiting from two windows, attractive wood-effect flooring and built-in storage, this versatile space could comfortably accommodate a double bed or alternatively serve as a guest bedroom or dedicated home office.

Completing the accommodation is a separate family bathroom fitted with a bath, wash hand basin and WC.

Hatton Park is a highly regarded residential neighbourhood situated approximately three miles west of Warwick, combining the tranquillity of village living with convenient access to nearby amenities, excellent transport connections and the surrounding Warwickshire countryside.

Originally developed on the site of a former hospital, the neighbourhood is characterised by attractive architecture, mature trees, landscaped open spaces and a strong sense of community.

Crimscote Square enjoys a particularly convenient position within Hatton Park, with the local village convenience store close at hand, alongside access to the wider neighbourhood's green spaces and recreational facilities.

The development also benefits from a village hall, children's play areas and attractive communal open spaces, providing an appealing environment for residents of all ages.

For commuters, Warwick Parkway railway station is within easy reach, offering rail connections towards Birmingham and London Marylebone. The nearby A46 and M40 provide excellent road links to Warwick, Leamington Spa, Coventry, Stratford-upon-Avon and the wider Midlands motorway network.

Warwick town centre is just a short drive away, offering an excellent selection of independent shops, cafés, restaurants and historic attractions, including the renowned Warwick Castle.

With its two generously sized bedrooms, two bathrooms, separate kitchen and spacious living accommodation, 8A Crimscote Square represents an excellent opportunity for purchasers seeking a comfortable and manageable home within an established Warwickshire residential community.









The property will appeal to a wide range of buyers, including first-time purchasers, professionals, downsizers and buy-to-let investors seeking a well-located two-bedroom apartment with convenient access to major employment centres and transport connections.

NB: Some furniture, decorative accessories and dressing items shown within the marketing photographs have been digitally added or enhanced for illustrative purposes only. These items are not included in the sale. Prospective purchasers should satisfy themselves as to the property's actual condition, fixtures, fittings and dimensions during a viewing.

Council Tax Band - B

Leasehold Details:

973 years remaining on lease
£0 - Ground Rent
£1085.89 PA - Service Charge