

Peter Clarke

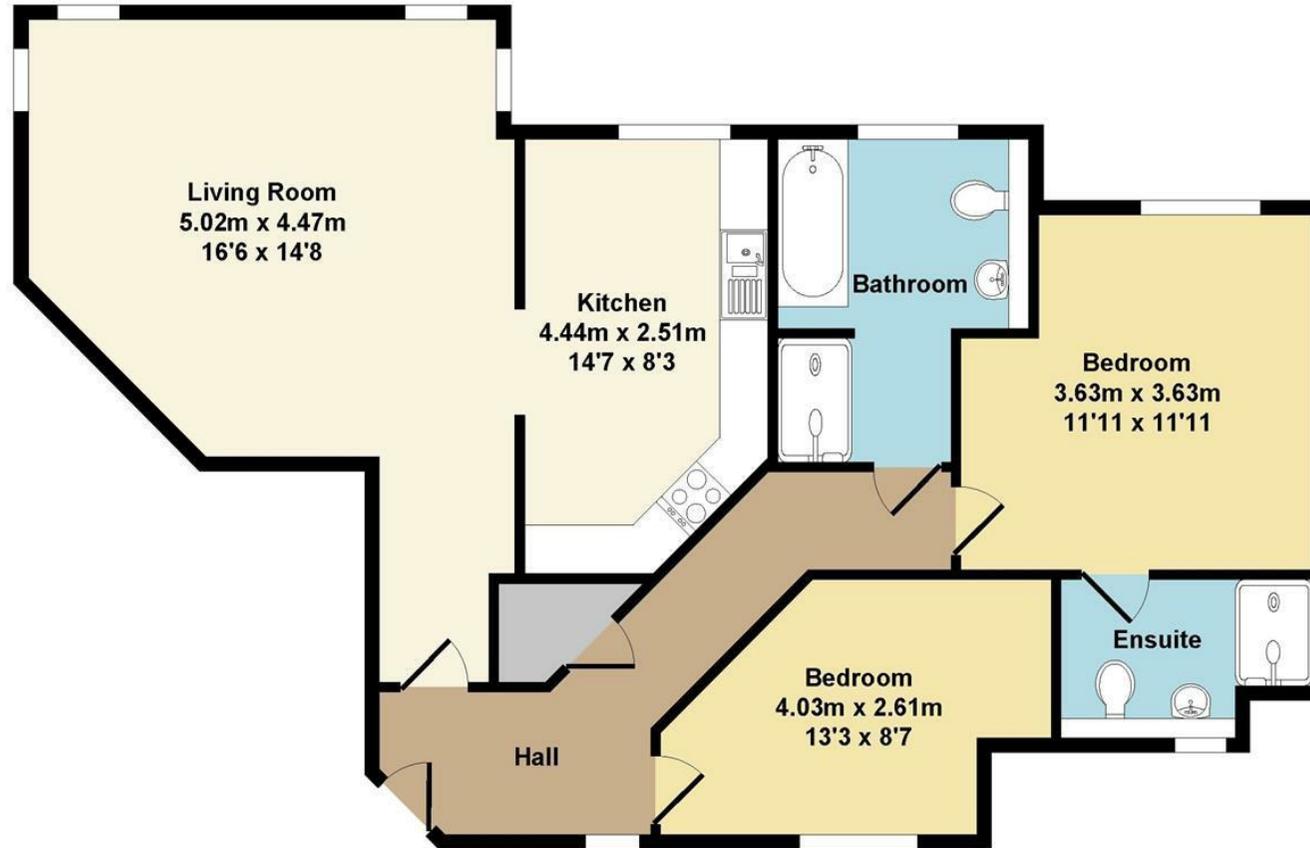


Flat 7, 36 King Edwards Court, Blackwell Lane, Hatton Park, Warwick, Warwickshire,
CV25 7ST

King Edward Court

Total Approx. Floor Area 78.10 Sq.M. (841 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



- Luxury Ground Floor Apartment
- Stunning Modern Development
- Two Double Bedrooms
- Large Family Bathroom & Master En-Suite
- Refitted Kitchen Breakfast Room
- Generous Triple Aspect Living Room
- 841 Sq Ft Internal Accommodation



Offers Over £250,000

A beautifully presented and spacious, two double bedroom, ground floor apartment located within this converted period building on the ever popular Hatton Park development. Situated within easy reach of Warwick, Leamington and Stratford town centres, Parkway Station and the motorway networks and having generous internal accommodation comprising entrance hall, triple aspect living room, refitted kitchen breakfast room, two double bedrooms, large family bathroom and master en-suite. Outside the property benefits from allocated parking with further guest parking area. Internal viewing is highly recommended.

Entrance Hall

Accessed from the communal hallway this large and airy entrance hallway gives way to the living room, both bedrooms, family bathroom and benefits from a large storage cupboard with side facing double glazed obscured window, central heating radiator and inset downlighters. Having timber door opening into:-

Living Room

A spacious and well presented reception room with triple aspect double glazed windows, plaster molded ceiling cornicing, ceiling mounted lighting and two central heating radiators. With open archway through to

Kitchen Breakfast Room

This contemporary style wood effect kitchen comprising wall and base mounted units with contrasting work surfaces over, inset one and a half bowl stainless steel sink and drainer unit with chrome monobloc tap. Having metro style ceramic tiling to all splashback areas, a range of integrated appliances including fan assisted electric oven with counter top mounted Halogen hob, brushed stainless steel extractor fan, built in full size dishwasher, space for a large upright fridge freezer. The picture is completed with an integrated washing machine and the kitchen also provides ample space for informal dining and has a large double glazed window to the side elevation, central heating radiator and inset downlighters.

Master Bedroom

This well proportioned main bedroom has a large double glazed window to the side elevation and provides ample space for a king size bed and bedroom furniture, ceiling mounted lighting and central heating radiator. Timber door opening into:

Master Ensuite

Comprises low level WC with dual flush, wall mounted wash hand basin, double shower cubicle with sliding glass screen and mains fed shower. Having ceramic tiling to all splashback areas and obscure double glazed window to side elevation, wall mounted extractor fan and centrally heating radiator.

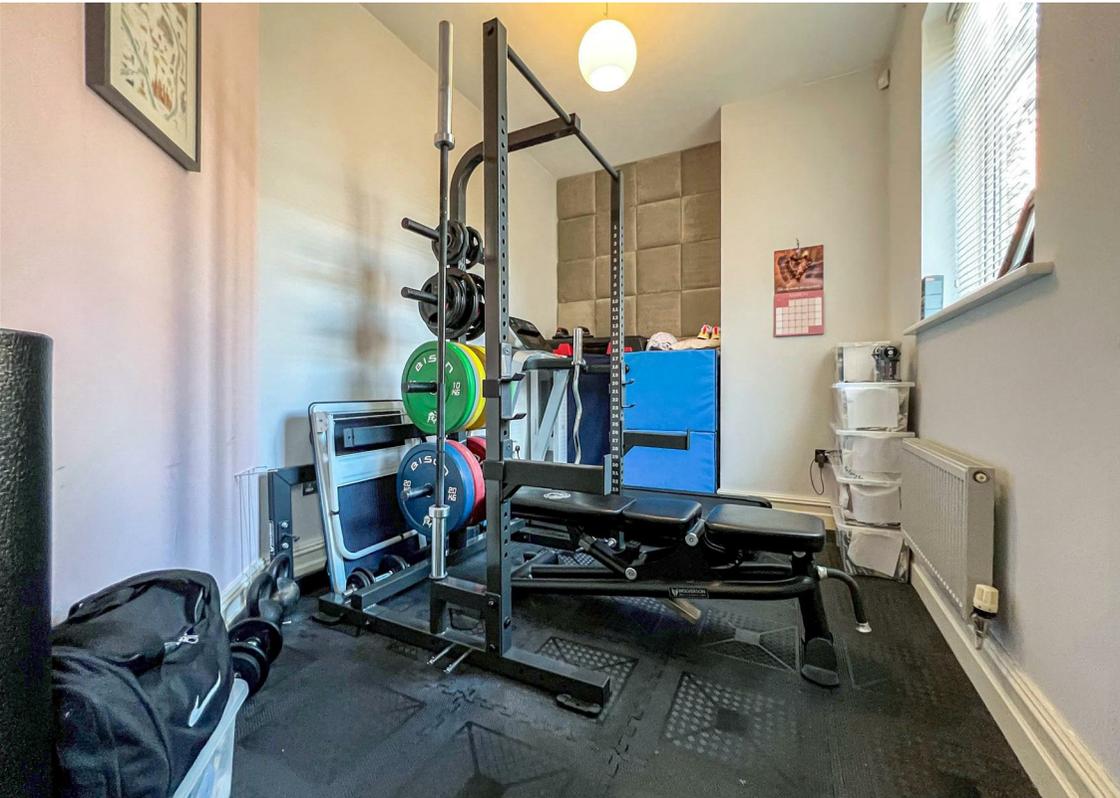
Bedroom Two

Another generous double bedroom, currently being used as a home gym with side facing double glazed window, central heating radiator, ceiling mounted lighting.

Family Bathroom

This large family bathroom comprises a four piece suite with low level WC with dual flush, wall mounted wash hand basin, panelled bath with chrome monobloc tap. In addition there is a double shower cubicle with mains fed shower and sliding glass screen, ceramic tiling to all splashback areas, obscure double glazed window to rear elevation, inset downlighters, wall mounted extractor fan, centrally heated towel rail and wall mounted vanity mirror and cabinet.







Outside

The property benefits from an allocated parking space with access to additional guests parking area specifically for King Edwards Court.

General Information

TENURE: The property is understood to be leasehold with 981 years remaining, although we have not seen evidence. There is a current ground rent of £150 per annum and annual service charge of £1,357.44. Additional fees payable on sale £150 plus vat to register notice. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Peter Clarke



Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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