



Peter Clarke

22 King Edwards Court, Hatton Park, Warwick, CV35 7ST

£179,950

Great value well-proportioned modern ground floor one bedroom apartment in this always popular location.

APPROACH

Entrance door with intercom. Carpeted hallway.

ENTRANCE HALL

Wall mounted phone system, Double glazed side window. Radiator. Walk in Cloaks/Storage cupboard with ceiling light point. Doors to,

OPEN PLAN LIVING / DINING / KITCHEN 18' 11" x 14' 7" (5.77m x 4.44m)

LIVING ROOM

Double glazed window. Radiator, TV aerial point / satellite connection.

DINING KITCHEN

Range of matching base and eye level units with complementary worktops. Inset single drainer sink unit with mixer tap and bowl. Built in electric oven and ceramic hob with a Neff extractor fan over. Space for fridge/freezer, integrated washer / dryer. Concealed Worcester combination gas fired boiler. Double glazed window & downlights.

PRINCIPAL BEDROOM 14' 4" x 8' 11" (4.37m x 2.72m)

With radiator and double glazed window.

BATHROOM

White suite comprising wash hand basin & WC. Bath with shower over and glass shower screen, tiled splashbacks. Shaver point, downlights and extractor fan.

OUTSIDE

There are communal grounds to the property attractively presented with lawns, stocked with shrubs and trees. King Edward's Court is famous for its attractive flight of steps leading up to the famous archway which gives pedestrian access to the central courtyard used for parking. One allocated numbered parking space.

GENERAL INFORMATION

TENURE: We are informed the property is Leasehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains gas connected to the property. However, this must be checked by your solicitor before exchange of contracts. whether mentioned herein or not.



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