

FOR SALE



Blackwell Lane, Hatton Park, Warwick

2 Bedroom, 2 Bathroom, Apartment

Offers Over £200,000


MARTIN&CO



- Two double bedrooms
- First floor apartment
- Primary bedroom with en-suite
- Open plan kitchen living room
- Countryside views
- Cul-de-sac position
- Allocated parking
- No chain

This charming first-floor apartment is set within a popular semi-rural development, offering spacious living and picturesque countryside views. The property features a generous living room that flows into a well-equipped kitchen with both base and wall units, tiled flooring, and space for appliances. There are two double bedrooms, including a primary bedroom with en suite shower room, alongside a stylish family bathroom. Additional benefits include gas central heating, secure intercom access, and an allocated parking space. Ideally located for easy access to Warwick Parkway, the A46, and M40, this home combines tranquillity with convenience. An ideal first-time purchase or buy-to-let investment, with an estimated rental income of £1,250 PCM.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COMMUNAL ENTRANCE Secure access and stairs to the first floor landing with access to the apartment.

ENTRANCE HALL 7' 11" x 6' 6" (2.41m x 1.98m)
Entrance door, heating thermostat, Accenta alarm panel, radiator, cupboard with Potterton central heating boiler.

INNER HALL 7' 2" x 4' 9" (2.18m x 1.45m) Doors off to all rooms.

LIVING ROOM 16' 10" x 10' 11" (5.13m x 3.33m)
Carpet flooring, double glazed window, Juliet balcony with double glazed doors opening inwards, two radiators, panel with satellite / radio / TV and telephone point, arch through to kitchen.

KITCHEN 9' 6" x 6' 4" (2.9m x 1.93m) Stainless steel sink and drainer with mixer tap, Neff four ring electrical hob, Neff fan oven, Neff cooker hood, Zanussi dishwasher, Bosch fridge / freezer, radiator, down lights and spot lights.



PRIMARY BEDROOM 13' 3" x 7' 4" (4.04m x 2.24m)
Double glazed window, radiator, TV point and doorway leading into en-suite.

EN SUITE 6' 3" x 4' 3" (1.91m x 1.3m) Shower room with double shower cubicle, tiled walls and adjustable shower head, W.C, wash hand basin, half height tiling, shaver point and extractor.

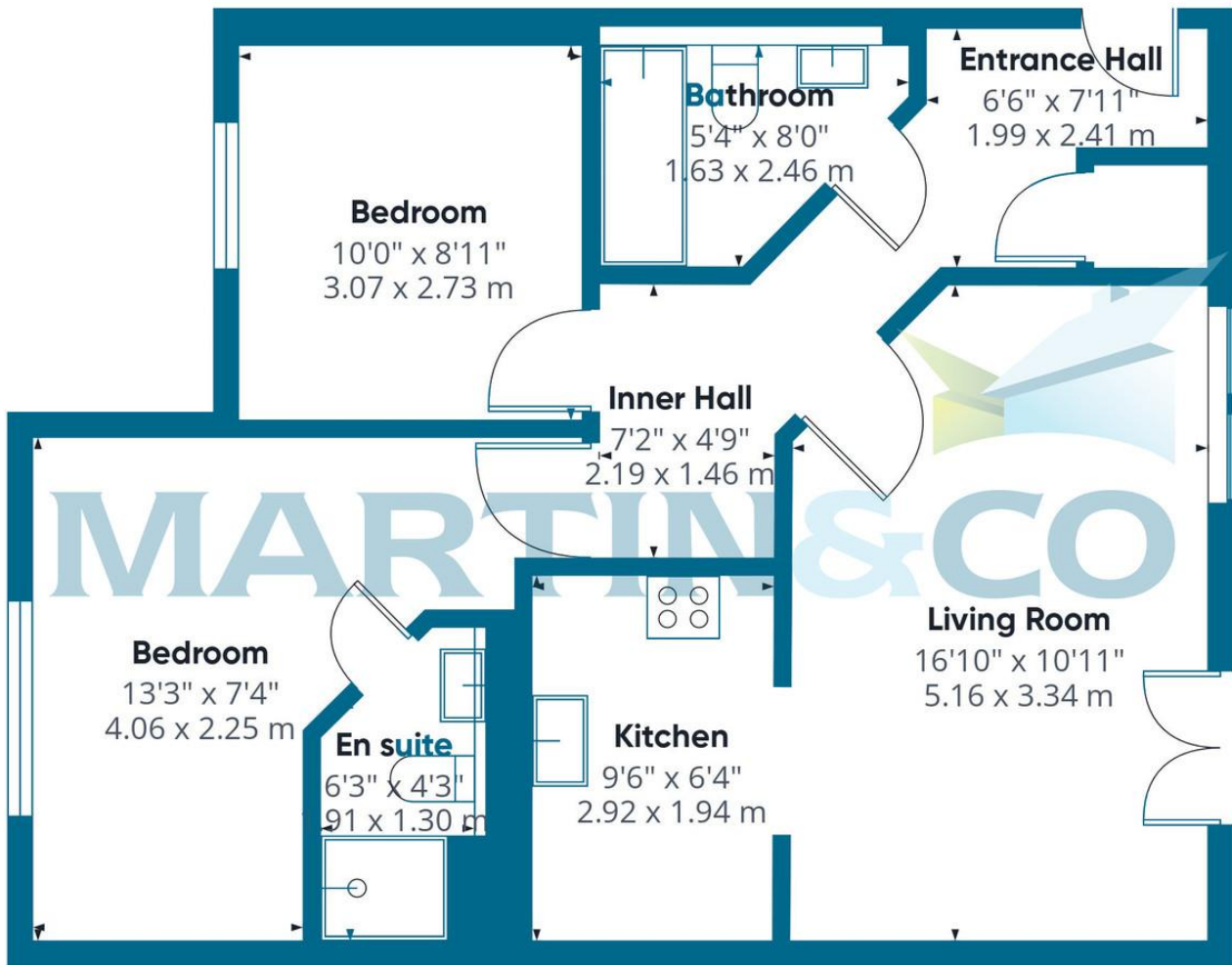
BEDROOM TWO 10' 0" x 8' 11" (3.05m x 2.72m)
Double glazed window, radiator and telephone point.

FAMILY BATHROOM 8' 0" x 5' 4" (2.44m x 1.63m)
Panelled bath, wash hand basin, W.C radiator and tiled floor.

OUTSIDE There is an allocated parking space, communal gardens, visitors parking with fabulous countryside views.

TENURE The property is leasehold with a 999 year lease from 1st January 2004 with an annual ground rent of £150.00 and the current service charge is approximately £1695.00 per annum, this information should be checked and verified by your legal representative.





Martin & Co Leamington Spa **01926 889 054**
 38 Hamilton Terrace • Holly Walk • Leamington Spa •
 CV32 4LY <http://www.martinco.com>
 T: 01926 889 054 • E: leamingtonspa@martinco.com



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

