

## Two bed, period apartment

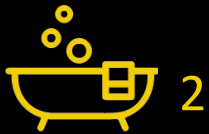
King Edwards Court 36  
Blackwell Lane  
Hatton Park  
Warwick  
CV35 7ST



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £250,000**

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## Price Guide £250,000

An exceptional, first floor, period, converted apartment offering larger than expected accommodation with breath taking views towards Warwick. The property is part of a prestigious development and benefits from an allocated parking space. This immaculate apartment is well worth a personal inspection.

Communal front door with intercom system opens into reception hall with stair staircase rising to the communal first floor landing.

Private door opens in to the apartment.

### APARTMENT RECEPTION HALLWAY

with radiator, coat hooks, downlighters and door to deep storage cupboard.

### BATHROOM

with white panelled bath having mixer tap and adjustable shower and rain shower over together with screen, wash hand basin, low level WC, half height tiling on three walls and tiling around the bath and shower, downlighters and extractor fan.

### BEAUTIFUL LOUNGE/DINING ROOM

20'0" x 14'3"

This charming dual aspect room enjoys double glazed windows to two sides affording distant countryside views, central heating radiators, television aerial, sat' point and telephone point.

### WELL APPOINTED KITCHEN

14'4" x 5'9"

with roll edge work surfing incorporating a one and a quarter bowl, single drainer, stainless steel sink unit with mixer tap and a four ring electric hob, comprehensive range of base units and drawers beneath incorporating an integrated dishwasher, Bosch integrated washing machine, larder cupboards incorporating the AEG fridge and freezer, range of wall cupboards with under unit lighting and cooker hood, tiled splashback areas, and cupboard housing the Worcester gas fired central heating boiler. Delightful double glazed window with far reaching views.

### DOUBLE BEDROOM ONE

11'8" x 8'11"

with radiator and large double glazed window affording distant views across the development, radiator and television aerial point.

### LARGE ENSUITE SHOWER ROOM

with double shower cubicle, low-level WC, wash hand basin with mixer tap, large tiled areas, extractor fan, downlighters and radiator.



### **DOUBLE BEDROOM TWO**

10'0" x 7'6"

again with double glazed window affording the most attractive distant views across the adjoining countryside, radiator, and television aerial point.

### **OUTSIDE**

#### **DELIGHTFUL COMMUNAL GARDENS**

with lawns and established flower and shrubbery beds.

#### **CAR PARKING**

The property benefits from a car parking space.

### **GENERAL INFORMATION**

The property has a Lease of 999 years starting from 1st January, 2004.

All mains services are connected.

The Ground Rent we understand is £150 per annum and the Service Charge for 2026 is currently running at £1,757.56.



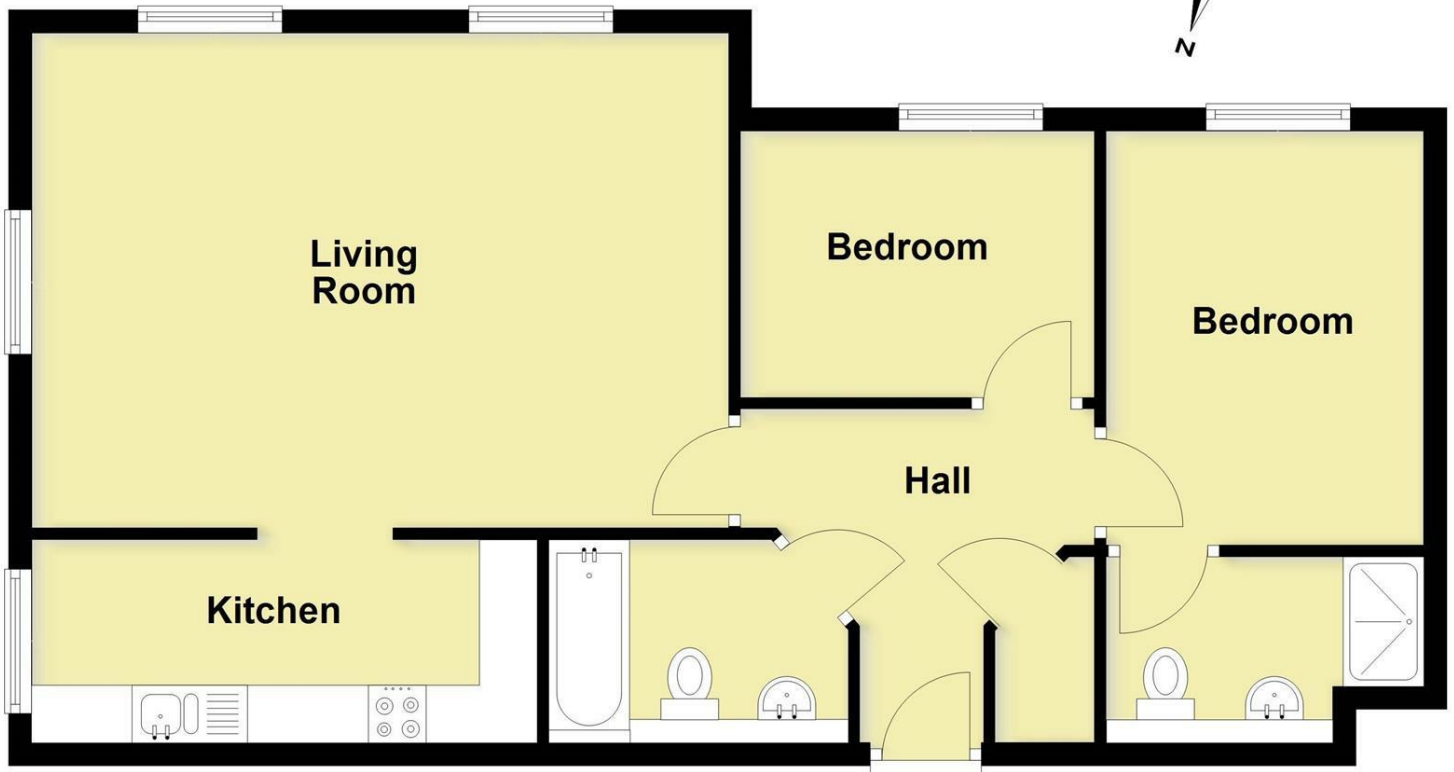


**King Edwards Court 36 Blackwell Lane, Hatton Park,  
Warwick CV35 7ST**



# First Floor

Approx. 68.5 sq. metres (737.4 sq. feet)



Total area: approx. 68.5 sq. metres (737.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CONTACT

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