



## Apartment 10 The Hayes, Leek Wootton, CV35 7QU

£340,000

- Luxury Two Bedroom Apartment Within A Mansion House Conversion
- Principal Bedroom With En-Suite Shower Room
- Modern Contrasting Kitchen With Integrated Appliances
- Beautiful Landscaped Grounds
- Double Glazed Throughout And Electric Heating
- Generous Lounge With Bay Window And Fireplace
- EPC Rating C - 72
- Set On The Fringes Of The Warwickshire Golf Course
- Lift Access To All Floors
- Warwick District Council Tax Band E

The Hayes is characterized by its historic charm and distinctive features that reflect its long history. The apartment represents a lifestyle choice with an award winning golf course and gym on the door step. Historical records indicate the property dates from The Tudor Period and its age and historical significance contribute to its allure as a landmark in Warwickshire. The Hayes underwent various renovations and additions over the centuries, resulting in a blend of architectural styles. After the farmland was sold to become The Warwickshire Golf Club the house was converted into the 13 apartments we know today in early 2000. You enter the building into a vestibule with security access into the main reception hallway and inner hallway with the oak staircase beyond. There is a lift to each floor. The two bedroom apartment is located on the first floor. You enter into the L-shaped hallway that has built in wardrobes and doors that radiate off to all rooms. The sitting room has a deep bay window with bespoke curtain track and fireplace. The kitchen is fitted with contrasting shaker style units and has integrated dishwasher and oven and hob. The master suite has a picture window and a door into the en-suite bathroom with an attractive white suite and complementary tiling to floor and splashbacks. Across the hallway is the guest bedroom and family bathroom. The Hayes is located on the fringe of Leek Wootton and offers excellent communications to Coventry, Leamington Spa, Warwick and Kenilworth, as well as the wider area with the A45, A46, M40 and M42. The property is on the Indigo bus route providing access to all local facilities and amenities. Situated in attractive grounds with parking and enjoying fabulous views towards The Warwickshire Golf Course and also benefitting being adjacent to The Warwickshire Leisure & Health Club. Viewing is highly recommended to appreciate everything this fine apartment, and particularly its setting has to offer.



Council Tax Band: E



## Vestibule

You enter through double ornate oak doors into the vestibule. The doors are flanked by double glazed windows. A voice intercom system provides access into the apartment block and reception hallway.

## Communal Hallway

There is a generous entrance hallway with doors opening onto the original hardwood easy tread staircase to all floors. Additionally there is a lift to all floors.

## Hallway

With a window to the rear and coats cupboards. Bamboo flooring, dado rail and wall lights. All doors radiate off to:

## Lounge/Dining Room

17'8" x 16'9"

With a deep bay window onto the side elevation, dado rail and a wall mounted wall heater. Bamboo flooring and wall lights.

## Kitchen

10'11" x 6'11"

The kitchen is comprehensively fitted with contrasting shaker style wall and base units. The blue base units have a thin white countertop with a composite sink unit and induction hob set above the fan assisted oven. Plumbing for an automatic washing machine and an integrated fridge freezer. Tiling to splashbacks. The white wall units have pelmet lighting. Bamboo flooring and downlighters.

## Bedroom One

14'9" x 12'0"

With a window looking towards The Warwickshire Golf Course. Panel heater and a radiator. Door leads into:

## En Suite Shower Room

With a white suite that comprises a shower cubicle with a thermostatic shower, pedestal wash hand basin and a close coupled wc. Bamboo flooring, chrome heated towel rail and tiled splashbacks.

## Bedroom Two

13'3" x 7'10"

Window to the side and dado rail. Built in wardrobes.

## Bathroom

The white suite has a panelled bath with a mixer

shower, pedestal wash hand basin and a concealed cistern wc. Tiling to splashbacks and a frosted window. Airing cupboard and a chrome heated towel rail.

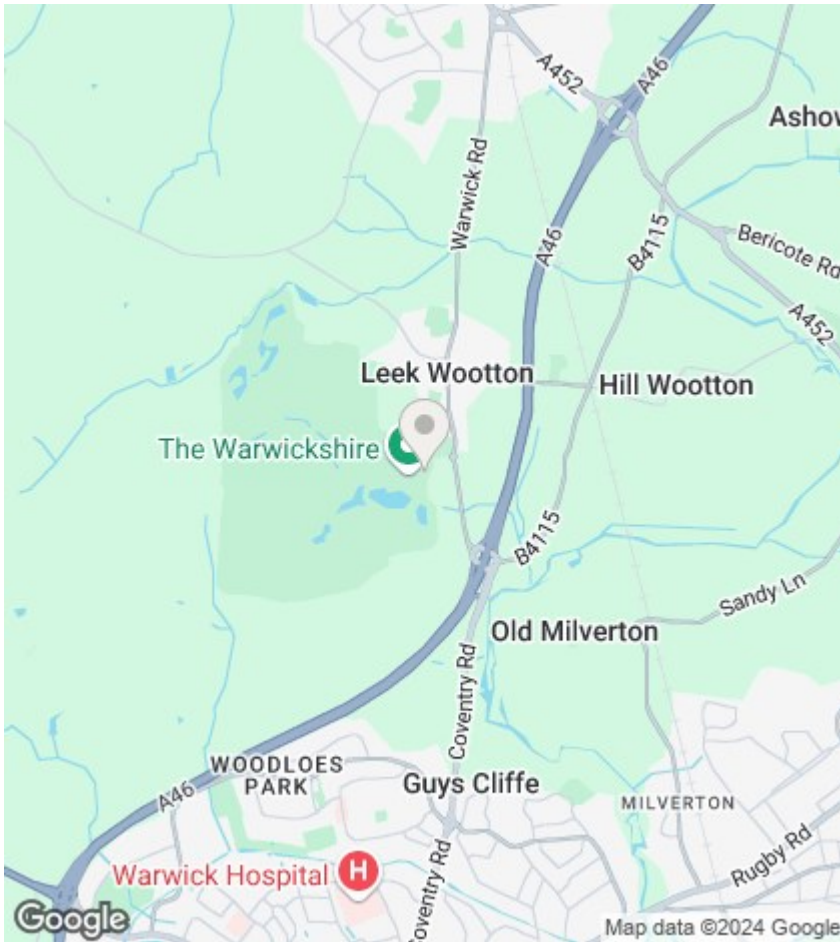
## Leasehold Information

The apartment is held on a 999 year lease dated 1st December 2003.

The maintenance charge is £2,304 per annum and is payable to The Hayes Management Company Ltd. Upon completion of the sale a 1:13th share of the freehold will transfer to the new owners. Annual Ground Rent is £25.

## Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



### Viewings

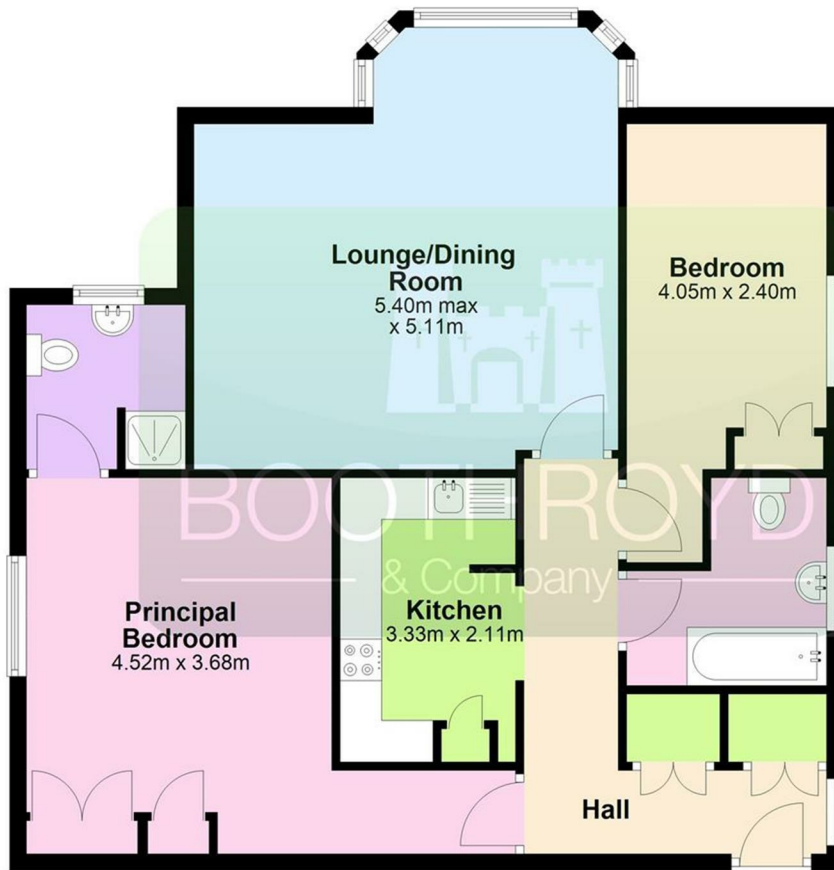
Viewings by arrangement only. Call 01926 857244 to make an appointment.

### EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### First Floor Flat

Approx. 83.1 sq. metres



Total area: approx. 83.1 sq. metres