



ESTATE AGENT  
IN KENILWORTH

JULIE PHILPOT  
RESIDENTIAL



## 10 The Hayes | Leek Wootton | Warwick | CV35 7QU

£385,000

A very spacious first floor apartment offering light and airy accommodation enjoying delightful views. The property benefits from a super lounge/diner with large walk in bay window providing lots of natural light, the master bedroom is again large with splendid, panoramic garden and golf course views with bedroom two having pleasant views too. There are two bathrooms a modern kitchen in dark blue and white with integrated appliances plus walnut bamboo flooring and carpeting throughout. In addition is plenty of built in storage space too. A fabulous property that will only be appreciated by viewing.

- First Floor Luxury Apartment
- Grand Staircase & Lift to All Floors
- Golf Course & Garden Views
- Residents Parking
- Two Bedrooms, One En-Suite



## Property Description

### THE HAYES

The Hayes is a detached period property having been converted into luxury apartments. Many of the original period features have been retained and there is also the added benefit of a lift to all floors. The setting is magnificent as The Hayes is set within the grounds of The Warwickshire Golf and Country Club with golf course views and local footpaths being on your doorstep. The village of Leek Wootton is popular too with a thriving village community, church, primary school, village hall, sports and social club and village pub.

### GROUND FLOOR

#### SECURITY ENTRANCE TO

#### ENTRANCE HALL

With grand staircase and lift to all floors.

### FIRST FLOOR

#### PERSONAL ENTRANCE DOOR TO NUMBER 10

#### ENTRANCE HALL

This is an 'L' shaped entrance hall with walnut bamboo flooring, electric radiator, deep skirting boards and three wall light points. Double doors provide access to a cloaks storage cupboard and further double doors provide access to an additional storage cupboard housing hot water cylinder with programmer and storage space.

### LIVING ROOM

18' 2" x 16' 7" (5.54m x 5.05m)

An elegant and stylish room with beautiful bay window allowing in lots of natural light. Deep skirtings, dimmer switch and tv aerial connection.

### MASTER BEDROOM

19' 3" x 14' 8" (5.87m x 4.47m)

This is an 'L' shaped room, with deep skirting boards, splendid views over the gardens and golf course and electric wall radiator.

### EN-SUITE

Having w.c., heated towel rail, pedestal wash basin and fully tiled shower enclosure having glazed screen door.

### MODERN KITCHEN

10' 8" x 6' 8" (3.25m x 2.03m)

A modern kitchen with navy blue and white cupboard and drawer units and matching wall cupboards. Four ring Bosch hob with Hotpoint oven under, space and plumbing for washing machine and integrated washing machine.

### BEDROOM TWO

17' 4" x 7' 8" (5.28m x 2.34m)

A large second double bedroom with great views, built in double wardrobe, dado rail and deep skirting boards.

### BATHROOM

8' 1" x 7' 7" (2.46m x 2.31m)

Having panelled bath with mixer tap/shower attachment over, pedestal wash basin, concealed cistern w.c., heating towel rail and complementary tiling. Built in storage cupboard.

### OUTSIDE

There are the most delightful gardens surrounding this property with areas of lawn and shrubbery borders plus seating areas and additional bin storage to one side.

### PARKING

There are parking spaces to the front of the property for residents use which are not allocated.

### TENURE

The property is available on a Share of Freehold basis, which is owned by The Hayes Management Company, there are 13 Shareholders, each apartment has 1 Share. There is no Ground Rent payable. The Service Charge is £192.00 per month.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

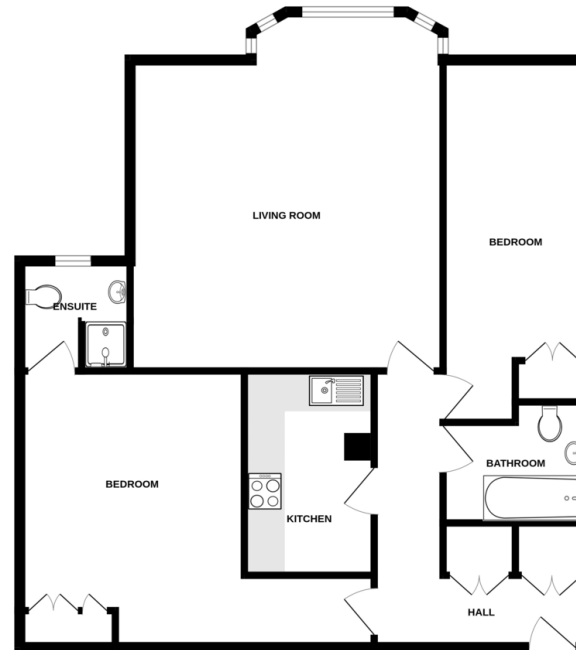
**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### FIRST FLOOR

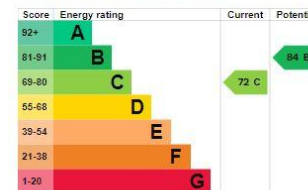


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### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60