

**FOR SALE**



**Binswood Avenue, Leamington Spa**

**1 Bedroom, 1 Bathroom, Apartment**

**£190,000**

**MARTIN&CO**



- One double bedroom
- First floor apartment
- Spacious living dining room
- Gas central heating
- Town centre location
- Communal rear garden
- Allocated off road parking space
- No chain

Located in the heart of Leamington town centre this first floor apartment is perfectly situated for bars, restaurants, shops and the station. This light airy apartment has a spacious living room, kitchen, generous double bedroom, allocated off road parking and communal garden at the rear. With 130+ years remaining on the lease this apartment would make an excellent investment or first purchase and is available with no chain.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>	61		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



**COMMUNAL ENTRANCE** Steps up to the communal entrance door, communal hall with staircase leading to the first floor landing.

**HALLWAY** With wooden entrance door from the communal landing, floor to ceiling built in storage cupboard, wall mounted electric fuse box and doors off to bedroom, living room and bathroom.

**LIVING ROOM** 16' 10" x 13' 5" (5.13m x 4.09m) Spacious L-shaped area allowing for dining space, with central heating radiator, sash window to the front, feature fire place, four bar directional light, wall mounted central heating thermostat and door into the kitchen.

**KITCHEN** 9' 6" x 6' 2" (2.9m x 1.88m) With a range of wall and base mounted unit with work surface incorporating a stainless steel sink and drainer, integrated electric oven and four ring electric hob, stainless steel cooker hood above, space and plumbing for washing machine, space for fridge freezer, wall mounted Worcester central heating boiler and sash window to the rear.



**BEDROOM** 14' 8" x 8' 11" (4.47m x 2.72m) Double bedroom with free standing wardrobe, central heating radiator and sash window to the front.

**BATHROOM** 9' 8" x 4' 6" (2.95m x 1.37m) With a suite comprising of a panelled bath with shower screen, wall mounted Mira Event XS shower, pedestal wash hand basin, low level W.C, extractor fan, spot lights, cupboard housing hot water cylinder and central heating radiator.

**OUTSIDE** Communal garden accessed from the side under an archway, from the parking area and one allocated parking space.

**TENURE** The property is leasehold with 189 year lease from 25th March 1977 with £40.00 per annum ground rent. The service charge is £800 per annum, this information should be checked and verified by your legal representative.

**Council Tax Band - B**





**Approximate total area**

452.35 ft<sup>2</sup>

42.02 m<sup>2</sup>

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**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.

