

**FOR SALE**



**Binswood Avenue, Leamington Spa**

**2 Bedroom, 1 Bathroom, Apartment**

**£280,000**





- Two double bedrooms
- New central heating boiler
- New bathroom, refurbished windows
- Redecorated and new carpets
- Town centre location
- Communal 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. There is a seamless blend of character and convenience, with original features such as sash windows, coving and ceiling roses which add warmth and charm. This light airy apartment has a spacious living room, kitchen, two generous double bedrooms, allocated off road parking and communal garden at the rear and has 140+ years remaining on the lease. With recently refurbished windows, new central heating boiler, bathroom, toilet and carpets this apartment would make an excellent investment or first purchase and is available with no chain.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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

**HALL** 8' 8" x 4' 10" (2.64m x 1.47m) With wooden entrance door from the communal landing, floor to ceiling built in storage cupboard, pendant light and doors off to all rooms.

**LIVING ROOM** 13' 4" x 12' 7" (4.06m x 3.84m) Spacious area allowing for dining space, with central heating radiator, sash window to the rear, feature fireplace and central pendant light.

**KITCHEN** 12' 10" x 7' 11" (3.91m x 2.41m) With a range of wall and base mounted unit with work surface incorporating a stainless steel sink and drainer, freestanding oven with cooker hood above, space and plumbing for washing machine, integrated fridge freezer, wall mounted Vaillant central heating boiler and sash window to the rear.

**BEDROOM** 15' 2" x 10' 8" (4.62m x 3.25m) Double bedroom with two central heating radiators, pendant light and sash windows to the front and side.



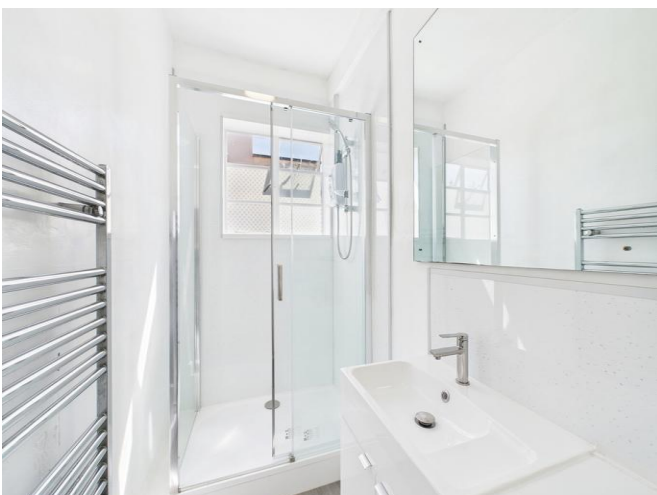
**BEDROOM** 14' 7" x 6' 10" (4.44m x 2.08m) Double bedroom with central heating radiator, pendant light, two floor to ceiling built in storage cupboards and sash window to the front.

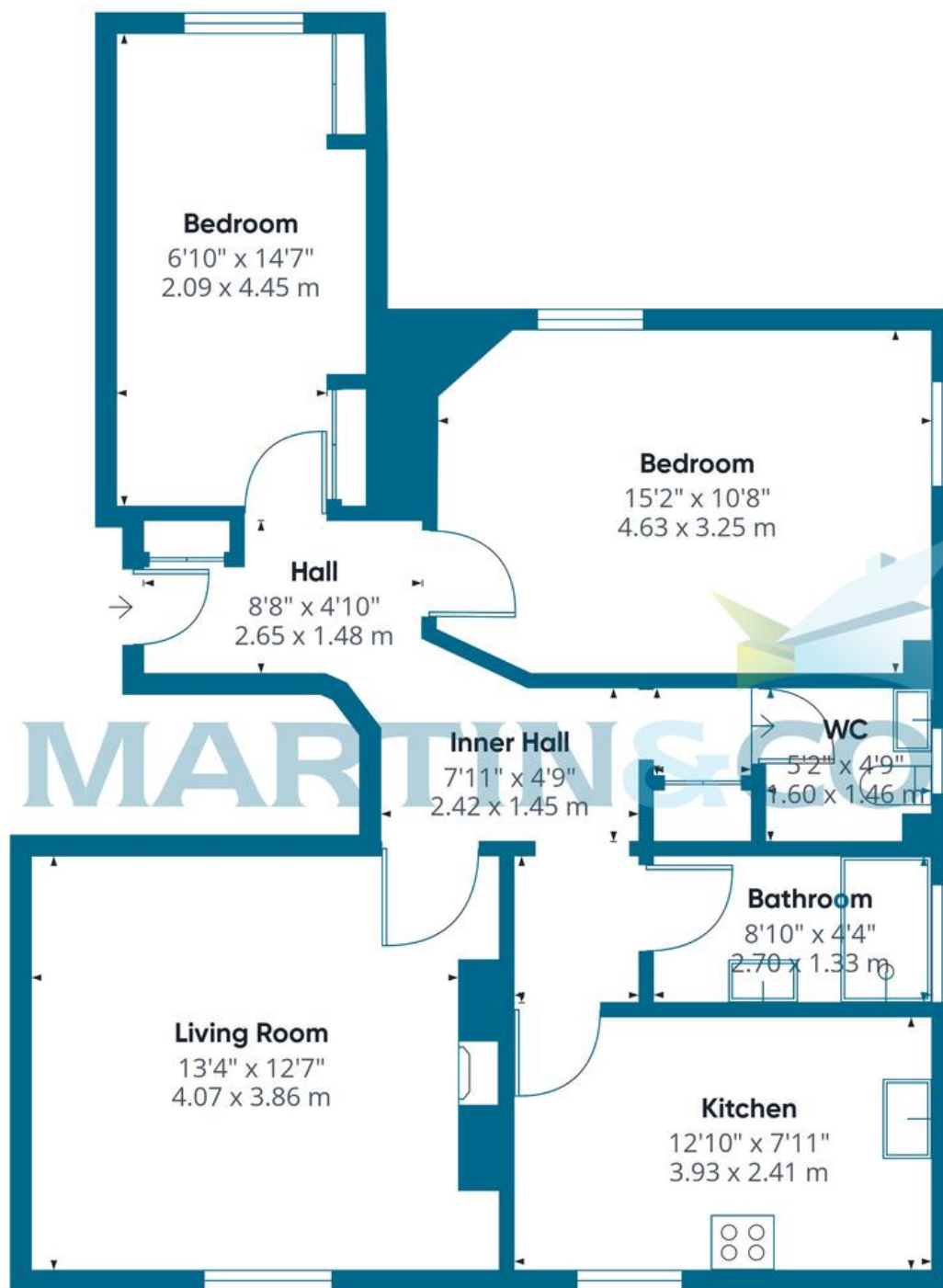
**BATHROOM** 8' 10" x 4' 4" (2.69m x 1.32m) With a white suite comprising of a shower enclosure with wall mounted electric shower, wash hand basin with unit beneath, shelving unit, wall mounted heated towel rail and single glazed window to the side.

**CLOAKROOM** 5' 2" x 4' 9" (1.57m x 1.45m) With a white suite comprising of a low level W.C, wash hand basin with unit beneath, central heating radiator and single glazed window to the side.

**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 1978 with £80.00 per annum ground rent. The service charge is £1700 per annum, this information should be checked and verified by your legal representative.





**Approximate total area**

732 ft<sup>2</sup>

68 m<sup>2</sup>

**Martin & Co Leamington Spa**

38 Hamilton Terrace • Holly Walk • Leamington Spa • CV32 4LY

T: 01926 889 054 • E: leamingtonspa@martinco.com

**01926 889 054**

<http://www.martinco.com>

**MARTIN&CO**

**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, nor 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.