



Apartment

1 BINSWOOD MEWS, RUGBY ROAD, LEAMINGTON SPA, WARWICKSHIRE, CV32 6EP

Per Month

£1,450 Per

FEATURES

- North Leamington
- Two Bedrooms
- Fitted Kitchen With Appliances
- Secure Gated Allocated Parking
- Ground Floor Apartment
- Modern Throughout
- Master Bedroom Having En-Suite
- Close To Local Amenities



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2 Bedroom Apartment located in Leamington Spa

*** EMAIL ENQUIRIES ONLY ***AVAILABLE FOR OCCUPATION EARLY MAY *** Welcome to this charming two double -bedroom apartment located in the desirable Binswood Mews, Leamington Spa. Nestled on the ground floor, this property boasts a secure gated entrance, ensuring both privacy and peace of mind. Just a short stroll from the vibrant town centre, residents can enjoy a delightful selection of coffee shops, contemporary bars, and restaurants, making it an ideal location for those who appreciate a lively atmosphere.

Upon entering the apartment, you are greeted by a welcoming hallway that leads to a well-appointed kitchen, complete with modern appliances. The spacious living/dining room provides a perfect setting for relaxation and entertaining, with ample natural light creating a warm and inviting ambiance.

The apartment features two generously sized double bedrooms, with the master bedroom benefiting from ensuite shower facilities, offering convenience and comfort. A well-designed bathroom, equipped with a shower over the bath, caters to the needs of both residents and guests. Additionally, a handy storage cupboard provides extra space for your belongings.

For those with vehicles, the property includes one secure allocated parking space, along with a downstairs bike store for cycling enthusiasts. This apartment combines modern living with a prime location. The property is being offered UNFURNISHED. EPC rating B. Council Tax Band C. Don't miss the opportunity to make this charming house your next rental home.

Call us on

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Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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 are advised to recheck the measurements.

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