

PCM  
**£995 PCM**  
**55 Binswood Avenue**  
Leamington Spa, CV32 5RZ

## PROPERTY SUMMARY

An immaculately presented, fully modernised one-bedroom ground floor apartment set within a highly desirable location, just moments from the town centre. The property boasts a sleek, contemporary kitchen with integrated appliances, a beautifully appointed shower room, and the added convenience of a residents' car park. Offered fully furnished to a high standard and available from early May, this exceptional home is ideal for those seeking refined living in a prime setting. Early viewing is strongly advised.

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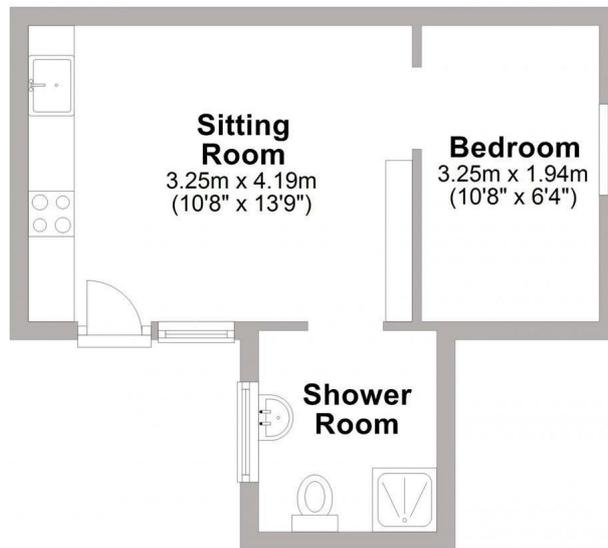


## Ground Floor



Total area: approx. 24.7 sq. metres (266.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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/tenants are advised to recheck the measurements



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