



PRICE GUIDE

£625,000

Binswood Avenue

Leamington Spa, CV32 5DG

PROPERTY SUMMARY

Step into luxury living at Audley Binswood, where Georgian elegance meets modern convenience in this exceptional, Grade II-listed, ground-floor apartment on leafy Binswood Avenue, Leamington Spa.

From the moment you enter, you're greeted by:

A bright, south-facing drawing room, perfect for relaxing or entertaining

A top-of-the-range SicMatic kitchen, thoughtfully designed with integrated appliances and ample storage

Two generous double bedrooms, each offering plenty of natural light

2



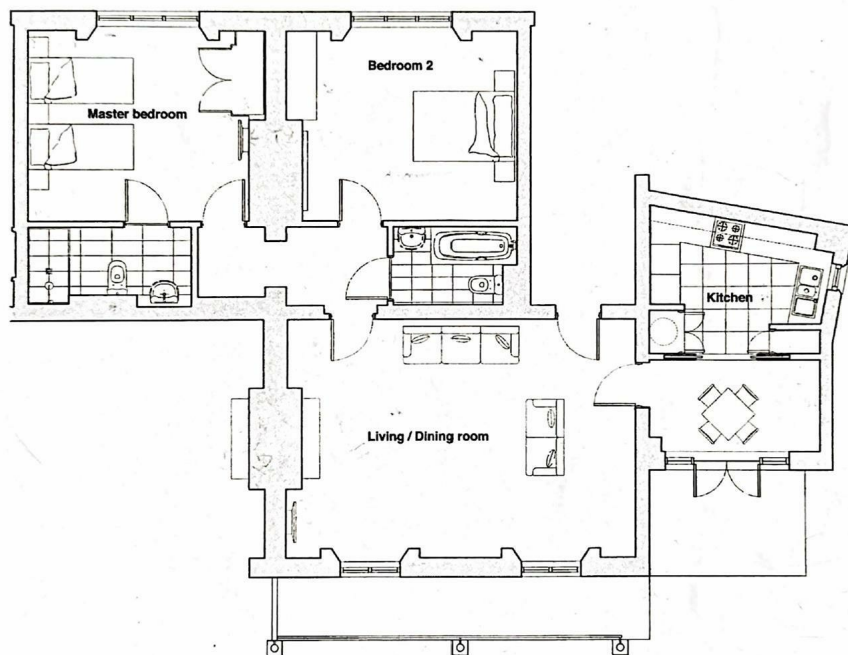
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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