



Luxury 2 Bed Apartment

5 Binswood Court 43
Binswood Avenue
Royal Leamington Spa
CV32 5SB



MARGETTS
ESTABLISHED 1806

Price Guide £325,000

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An extremely exciting & rare opportunity to acquire a superbly refurbished, designer, two double bedroom, apartment forming part of one of Royal Leamington Spas most sought after tree-lined avenues, just a moments walk from the town centre. Rear carport parking, stunning bespoke Harvey Jones fitted kitchen, beautiful bathroom with shower, attractive split level apartment with stunning living room and two double bedrooms. DON'T MISS IT. SHARE IN FREEHOLD.

Front door with telephone security intercom system opens in the

COMMUNAL HALLWAY

with staircase rising to the second floor landing, private door then opens into the apartment.

PRIVATE RECEPTION HALL AREA

with a few stylish steps leading up to the living room.

UTILITY ROOM

9'0" max x 5'2" max
with plumbing for washing machine.

MAGNIFICENT LOUNGE/DINING ROOM

21'8" max (eaves) down to 18'8" max (eaves) x 15'4
This beautiful room enjoys double glazed window, 2 radiators, attractive lighting and steps leading to the split level inner hallway.

BESPOKE HARVEY JONES FITTED KITCHEN

9'6" x 9'3"
Beautifully designed with a combination of granite, wood and stainless steel work surfacing with hand built cabinetry beneath, storage cupboards all with stainless steel effect handles, and illuminated display cabinet with shelving to the side. Single sink with mixer tap, electric domino hob, gas domino hob, integrated electric oven, integrated slimline dishwasher, integrated fridge. Wine bottle rack and drawers, cooker hood, tiled floor, downlighters and double glazed window to the side. (Please note this stylish kitchen has hand painted units by Harvey Jones),

MASTER BEDROOM

15'10" x 12'0" max partly under eaves
with double glazed window and radiator. Feature circular wall light above the bed recess.

BEDROOM TWO

11'0" x 8'9" partly under eaves
with double glazed window. Good range of Wardrobes available by separate negotiation.

BEAUTIFUL BATHROOM

has a white suite with panelled cast iron bath with adjustable shower over, low level WC with concealed cistern, wash hand basin with mixed tap set on granite shelving with shelving below mirror and over unit lighting above.

OUTSIDE

TO THE REAR OF THE PROPERTY

there is a paved communal courtyard and patio.



PARKING

Access road next to Arnold Lodge School, accessible from Kenilworth Road gives access to the rear of the property where there is an allocated car parking space under the car port.

GENERAL INFORMATION

We understand the owners of each apartment have a share in the freehold which runs Binswood Court Management Company Limited and the property enjoys a long 999 year Lease starting from 29th September, 1974.

The annual service charge is £2,400.



Please note - The door handles fitted to each internal door, are stylish "Turnstyle" leather handles.





5 Binswood Court 43 Binswood Avenue,





Second Floor

Approx. 86.6 sq. metres (931.8 sq. feet)



Total area: approx. 86.6 sq. metres (931.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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