

**BINSWOOD AVENUE, LEAMINGTON SPA CV32 5RZ**



**A TWO BEDROOM FLAT LOCATED WITHIN A SHORT WALK OF LEAMINGTON TOWN CENTRE WITHIN THE POPULAR AREA OF BINSWOOD AVENUE.**

- NO CHAIN
- CONVERTED VICTORIAN TERRACE
  - OFF STREET PARKING
  - TOP FLOOR
  - ENTRANCE HALLWAY
- OPEN PLAN LIVING/KITCHEN AREA
  - BATHROOM
  - TWO BEDROOMS
- WITHIN A SHORT WALK OF LEAMINGTON TOWN CENTRE
  - **\*\*EXTENDED LEASE\*\***

**2 BEDROOMS**

**PRICE GUIDE £200,000**

A two bedroom conversion apartment set within this Victorian mansion in one of Leamington Spa's most sought after locations.

Located on the top floor of this converted mansion, the apartment has a lovely and modern open plan living room and kitchen area with a skyline window offering plenty of natural light. With nice views over the leafy Binswood Avenue, this flat would be ideal for a first time buy or as an investment.

The property benefits from an extra long lease, which was extended in 2015 and has 139 years left remaining.

Also benefiting from having had new double glazed windows installed in the living room and main bedroom.

Within a very short walk of Leamington town centre, location is key here, however the flat also benefits from being sold with No Chain and off street parking.

### **Front**

The property is approached through it's own private driveway for residents of Dormer House, there is off road parking on a first come first serve basis for residents. Access to the secure communal door and the flat is located on the top floor, so benefits from some loft space.

### **Entrance Hallway**

L Shaped entrance hallway with cupboard hosting the water tank and boiler, with some spare storage space, access to all the rooms in the flat, light point and loft access through a hatch.

### **Living/Kitchen area 18'10" x 13'9" (5.75 x 4.21)**

Spacious room with wood effect flooring, light point and radiator. Lovely big window facing the front elevation for lots of natural light. Kitchen has modern High gloss white units, with built in appliances and stainless steel oven & hob.

### **Bathroom 7'9" x 5'2" (2.37 x 1.58)**

With window to the front aspect, light point, radiator, sink, WC and bath with shower attachment.

### **Bedroom One 13'8" x 9'10" (4.17 x 3.00)**

With window to front aspect, light point and radiator.

### **Bedroom Two 10'2" x 6'9" (3.11 x 2.08)**

With window to the side elevation, light point and radiator.

### **Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

### **Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

### **General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tenure**

The property is leasehold there is 148 years remaining. The service charge to the management company is circa £115-£160pcm, we advise you to get your solicitors to verify and details with the lease before exchange.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123











### Floor Plan

Floor area 50.9 sq.m. (548 sq.ft.) approx

Total floor area 50.9 sq.m. (548 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	73

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		