# BELVOIR!

Guide Price £340,000





# Apartment 14 Henley

, Leamington Spa CV32 5SE

Belvoir are excited to present this charming one-bedroom apartment in the heart of the Audley Binswood retirement village. Situated on Kenilworth Road, this residence enjoys proximity to the vibrant shopping and leisure options of Leamington Spa.

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## ACCOMMODATION

Step inside to discover a generously proportioned living and dining area, seamlessly connected to a sleek SieMatic kitchen adorned with top-of-the-line Neff and Bosch appliances. The spacious double bedroom features fitted wardrobes, ensuring ample storage space, while the well-appointed bathroom benefits from a luxurious full-sized bath and a convenient walk-in wet room.

### Property Highlights:

- · Expansive living and dining space
- Well-equipped SieMatic kitchen with integrated Neff and Bosch appliances
- Serene main bedroom with fitted wardrobes
- · Luxurious bathroom with full-sized bath and walk-in wet room
- · Elegant wooden flooring throughout
- Conveniently situated near the town centre, offering easy access to amenities

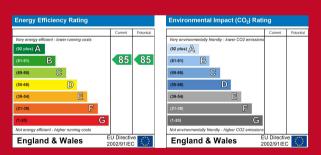
#### Additional Amenities:

Residents of Audley Binswood enjoy automatic membership to the Audley Club, granting access to an array of facilities including a fine dining restaurant, bistro bar, comprehensive health and wellbeing centre, state-of-the-art fitness suite, and swimming pool.

Please note, a monthly management charge and deferred fees are applicable to all properties within an Audley village. Further details available upon request.

Monthly management fee £981.13 Annual ground rent £500 Monthly bistro credit: £72.68

A deferred management charge applies to this property, please ask the sales team for more information.









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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.