



**2 Bed
Apartment
located at**

**Flat 4 Dormer House
55 Binswood Avenue
Leamington Spa
CV32 5RZ**



MARGETTS
ESTABLISHED 1806

Offers Over £215,000

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Communal front door opens into the period communal entrance hall with staircase leading to the spacious communal first floor landing.

Private door opens into the apartment.

RECEPTION HALL

with radiator and rail and door opening to full height shelved storage cupboard.

Door opens into inner hallway with cupboard and illuminated display niche and archway leading through to the

OPEN PLAN LIVING ROOM

17'3" x 12'5" max

with beautiful wood flooring, period style radiator, sash windows to the front of the property overlooking Binswood Avenue, wiring for four wall lights, picture rail, coved ceiling and breakfast bar and archway opening through to the

FITTED KITCHEN

11'6" x 5'11"

with roll edge work surfacing incorporating a four ring electric hob and range of base units beneath incorporating a new electric oven. Space for a larger style fridge freezer and range of eyelevel wall cupboards with under unit lighting and cooker hood. Storage cupboard housing the Alpha gas central heating combination boiler. Sink and mixer tap with tiled splashback areas.

BEDROOM ONE

15'7" x 10'4"

with period sash window to the rear and further window to the side, double panel radiator, picture rail and coved ceiling.

BEDROOM TWO

11'7" x 7'6"

with sash window to the side, double panel radiator, picture rail and coved ceiling.

Offers Over £215,000

Offered with no upward chain, this charming, light and airy two bedroom first floor conversion forming part of an attractive detached villa in one of Leamington Spas tree lined avenues within walking distance of the town centre. Over 170 years left to run on the lease. Viewing highly recommended.



REFITTED BATHROOM

has a white suite with panel bath having mixer tap and adjustable shower with curtain over, wash hand basin with mixer tap and cupboard beneath and low level WC with concealed system. Heated towel rail, down lighters and storage cupboard with plumbing for washing machine and shelves above.

OUTSIDE

TO THE FRONT

of the property there is communal off-road car parking, first-come, first served.

REAR BIN STORE AREA

GENERAL INFORMATION

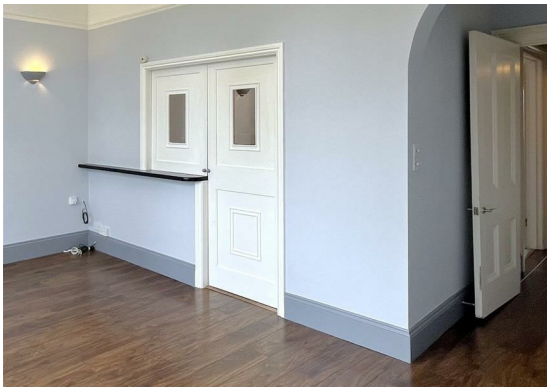
We believe the property is leasehold with an extended lease of 189 years running from the 8th October, 2010 and with 175 years remaining. The ground is a peppercorn.

Management fees each year - 1st May and 1st October (1st May - £1,678.24 and £1,678.24)





Council Tax Band is B.
Viewing is strictly by prior appointment through the agents.





**Flat 4 Dormer House, 55 Binswood Avenue, Leamington
Spa, CV32 5B7**



First Floor

Approx. 66.6 sq. metres (716.4 sq. feet)



Total area: approx. 66.6 sq. metres (716.4 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		
(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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