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RESIDENTIAL

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5, Binswood Mews, Rugby Road, Leamington Spa

£335,000



A contemporary top floor, two double bed roomed apartment, offering en-suite and gated parking, as well as excellent views, conveniently located just north west of the town centre, with spacious and flexible accommodation.

Briefly Comprising;

Communal porch, communal entrance hall and staircase, private entrance hallway, cloaks cupboard, further useful cupboard, superb open plan living/dining/kitchen with quality kitchen with integrated appliances and double sliding doors to balcony with views beyond. Master bedroom suite with built-in wardrobe and attractive en-suite shower room, further double bedroom with Juliet balcony, main bathroom. Double glazing, underfloor heating, mechanical heat recovery ventilation system. Gated allocated parking space, video entry phone system. Allocated storage room, Communal bike store and small communal garden area. Remainder of 10 year LABC Build Warranty.

The Property

Is approached via communal glazed entrance door to the canopy porch above, giving access to...

Communal Entrance Hallway

With staircase rising to the second floor with private door to the apartment giving access to...

Private Entrance Hallway

With downlighter points to ceiling, wood look LVT flooring, door to useful cloaks cupboard with underfloor heating manifolds and fuse box. Additional cupboard housing mechanical ventilation heat recovery unit, providing some space for additional storage.

Open Plan Living/Dining/Kitchen

18'4" max x 20' max (5.59m max x 6.10m max)

Living/Dining Area

With feature double glazed anthracite sliding twin doors, with

matching panels to either side giving access to viewing style balcony with views beyond towards Bindwood Avenue, Lillington Road, Northumberland Road. LVT flooring continues through to...

Kitchen Area

Fitted with a 'Rotpunkt Küchen' kitchen with concealed handles, solid working surface with upstand, underslung sink with mixer tap, with AEG stainless oven and combination microwave/oven over, concealed AEG fridge freezer, concealed Electrolux washing machine, concealed dishwasher and a cupboard concealing Vaillant combination boiler, four point AEG electric induction hob, under pelmet lighting to high level wall cupboards, LVT wood look flooring throughout.

Bedroom One (Rear)

10'3" x 12'11" inc fitted w'robes (3.12m x 3.94m inc fitted w'robes) With double glazed window to rear elevation, downlighters points to ceiling, obscure glazed doors to wardrobe with hanging and shelving, ventilation point, door to...



En-Suite Shower Room

Attractively fitted with a Duravit contemporary suite to comprise; wall hung wash hand basin with mono-mixer, wall hung low level WC with concealed cistern, large shower cubicle with Grohe shower and control with fixed rainwater style shower head and additional hand held shower attachment, splashback tiling, tiled floor, downlighter points to ceiling, ventilation point.

Bedroom Two

10'3" x 12'1" (3.12m x 3.68m)

With feature double glazed double doors with built-in blinds to Juliet style balcony to front elevation and metal double glazed window to side, downlighter points to ceiling, ventilation point.

Bathroom

Attractively fitted with a white contemporary Duravit suite to comprise; wall hung wash hand basin with mono-mixer, wall hung low level WC with concealed cistern, bath with mixer tap with shower attachment, splashback tiling, obscure double glazed window to front elevation, downlighter points to ceiling, tiled floor.

Outside

Binswood Mews is set in landscaped grounds with communal garden area and landscaping to the side, gated pedestrian access to front. Gated parking area.

On the lower ground floor of the building there is an allocated storage cupboard with access from the rear and allocated parking space for the property and access to a Communal bike storage area.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 150 year lease with 142 years remaining, service charge is £2,459.72 per annum and ground rent is £250 per annum. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property

including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band C.

Location

CV32 6EP

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Apartment 5

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

