



Connells

Binswood Street
Leamington Spa



Property Description

This well-presented two-bedroom second floor apartment is conveniently located close to a range of local amenities and transport links.

The property comprises a spacious lounge, a separate fitted kitchen, two bedrooms, and a modern bathroom. Offering comfortable and practical living throughout, this apartment is perfect for first-time buyers, downsizers, or investors alike.

Further benefits include double glazing, gas central heating, and the added advantage of being sold with no onward chain, ensuring a smooth and speedy purchase process.

Communal Entrance

Well-maintained communal entrance with stairs rising to the apartment situated on the second floor. There is also a allocated storage cupboard for the apartment which Connells have not yet inspected.

Entrance

With laminate flooring, a radiator and doors to the lounge and kitchen.

Kitchen

6' 8" x 13' 8" (2.03m x 4.17m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and housing the gas central heating boiler. With a double glazed window to rear elevation.

Lounge

13' 8" max x 14' 3" max (4.17m max x 4.34m max)

Spacious, light and airy lounge, consisting of a television point, a radiator, laminate flooring, a double glazed window to front elevation and an archway to the inner hallway.



Inner Hallway

Benefitting from two built-in storage cupboards, laminate flooring and a radiator. With doors to both bedrooms and the shower room.

Bedroom One

14' 4" max x 8' 9" max (4.37m max x 2.67m max)

Double bedroom having a built-in wardrobe, laminate flooring, a radiator and a double glazed window to front elevation.

Bedroom Two

9' 2" min x 8' 4" max (2.79m min x 2.54m max)

Double bedroom with laminate flooring, a radiator and a double glazed window to front elevation.

Shower Room

Three piece suite fitted with a wash hand basin with vanity unit, shower cubicle and a low level W/C. Having a heated towel rail, an extractor fan and a double glazed window to rear elevation.

Parking

Resident parking available at an annual charge of £25.

Lease Information

The property is leasehold with a lease length is 125 years from 25th February 2019. The property is subject to management costs to include an annual service charge of £824.75. Further information available upon request.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C
 Council Tax
 Band: B

Service Charge: 824.75
 Ground Rent:
 Ask Agent

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/SPA314759\]\(http://viewthispropertyonline.connells.co.uk/Property/SPA314759\)](http://viewthispropertyonline.connells.co.uk/Property/SPA314759)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Feb 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314759 - 0005