

A photograph of an outdoor dining area. In the foreground, a wooden table and several wooden chairs are arranged. A large, cream-colored patio umbrella stands over the table. The background is filled with lush greenery, including a large bush of white roses on the left and pink roses on the right. A brick building with arched windows is visible in the background under a blue sky with light clouds.

## 4 Kineton Hall



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### Ground Floor, One Bed Apartment

A, well-proportioned spacious ground floor apartment with bright west-facing aspect. The modern SieMatic kitchen has Neff and Bosch appliances, and the large living room has a floor to ceiling feature window. This unique apartment sits within Kineton Hall, a sympathetically renovated building close to the facilities within Binswood Hall.

#### Property specifications

- Living room has large west-facing window
- Full-width fitted wardrobes in the bedroom
- Large en-suite wet room with shower and bath
- Modern SieMatic kitchen with built-in appliances
- Separate guest WC
- Views from the bedroom over attractive courtyard garden adjacent to the apartment

**Guide Price £335,000** (other fees apply)

Monthly management fee £1052.75

Annual ground rent £500

Bistro Credit £77.99

Viewing by appointment with the sales office.

**01926 339 484**

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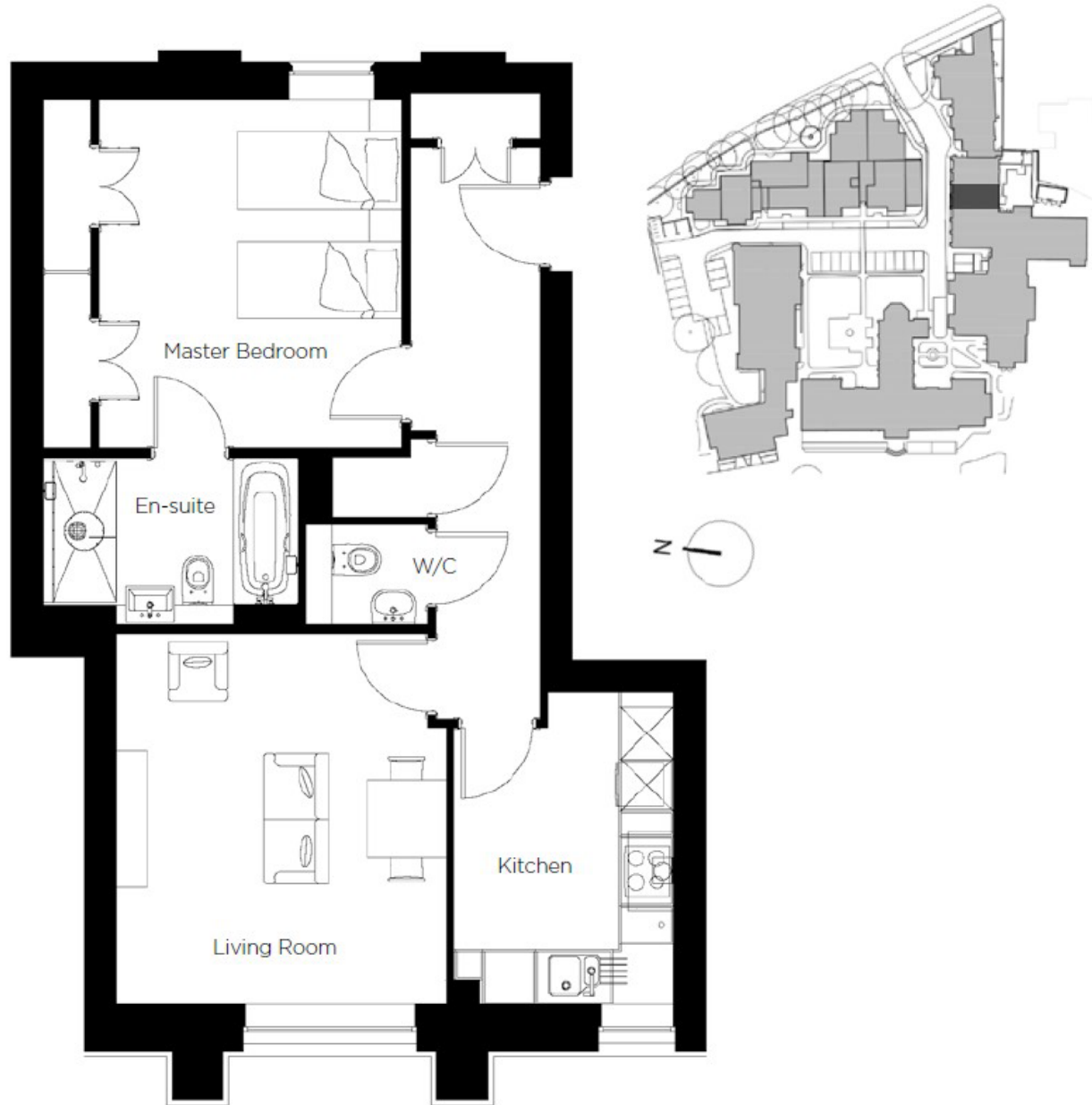
# 4 Kinton Hall

## Internal Measurements

	Metric (m)	Imperial (ft)
Living/Dining Room	4.31 x 3.82	14'2" x 12'6"
Kitchen	3.63 x 2.54	11'11" x 8'4"
Bedroom	4.05 x 3.51	13'3" x 11'6"
<b>Total Sq.Ft</b>	<b>678</b>	

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	81   <b>B</b>	81   <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>		



These pages are intended for marketing purposes only. Designs vary according to plot and all details should be checked at the Sales office. February 2024.



