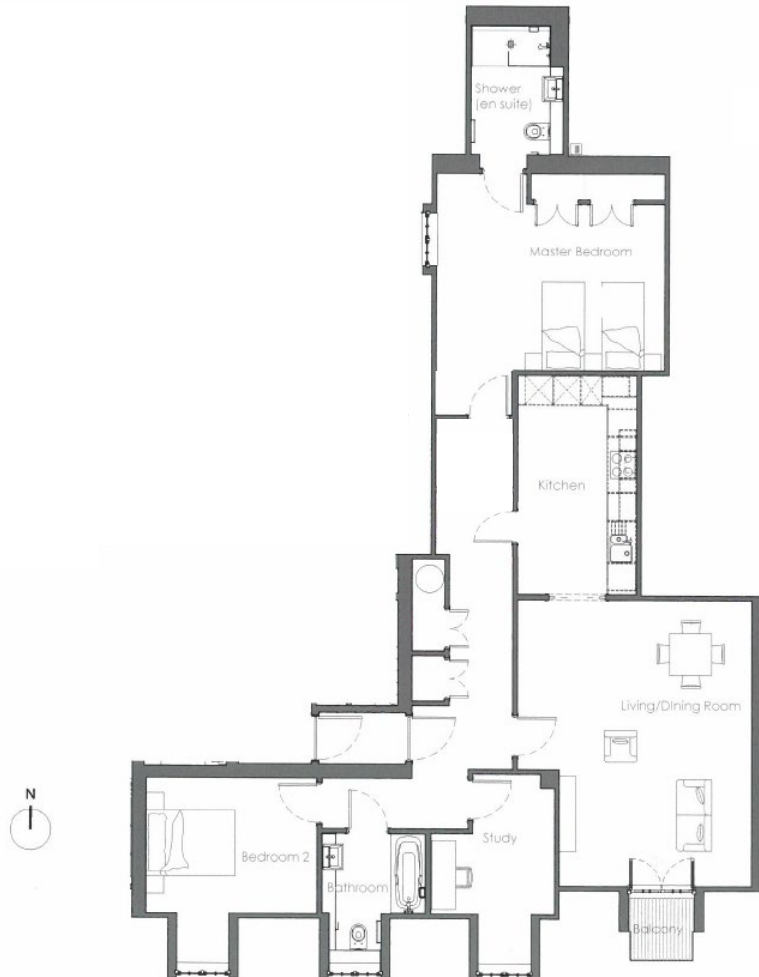


Audley Binswood

Three bedroom pre-owned penthouse apartment



Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	6.11 x 5.01	20'1" x 16'5"
Kitchen	4.68 x 2.55	15'4" x 8'4"
Master Bedroom	4.89 x 3.65	16' x 12"
Bedroom 2	3.66 x 2.89	12' x 9'6"
Study	2.99 x 2.63	9'10" x 8'8"
Balcony	1.41 x 1.41	4'8" x 4'8"
Total Sq.ft	1,229	

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Audley Binswood
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 Leamington Spa, CV32 5SE
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 www.audleyvillages.co.uk

Built in wardrobes in bedrooms have not been included in the overall dimensions.
 Maximum measurements shown. These pages are intended for marketing purposes only.
 Designs vary according to plot and all details should be checked at the Sales office. Jan 2021



Audley Binswood

Three bedroom pre-owned penthouse apartment



Three bedroom penthouse apartment

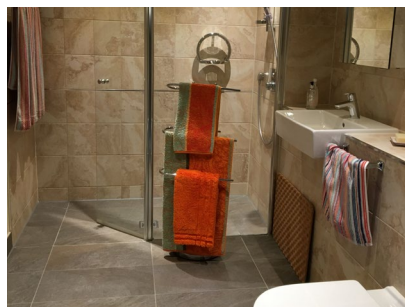
Quiet, secluded and spacious, overlooking the maturing Courtyard gardens of Binswood Hall. On the third floor (with lift and staircase) comprising:

Entrance lobby; inner hallway currently used as a library; well proportioned sitting/dining room; 3 bedrooms (2 double bedrooms, one study as presently used); good sized kitchen; bathroom and en suite shower room. Balcony. The kitchen has been upgraded to Miele appliances and Siemens Induction hob and double oven (incorporating a microwave).



Property specifications

- Master bedroom with double fitted wardrobes and an en suite shower room
- Guest bedroom and bathroom
- Third bedroom / study
- Upgraded kitchen appliances to Miele Fridge/freezer, washing machine and dishwasher; Siemens double oven (with microwave) and induction hob
- South-facing private balcony off the living room
- Viewing recommended to appreciate this spacious apartment



Guide Price £620,000 (other fees apply)

Monthly management fee £798.26
Annual ground rent £500
Monthly bistro credit: £59.13

Viewing by appointment with the sales office.

