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Binswood Mews

An award winning project, set in the very heart of Royal Leamington Spa. Binswood Mews is a bespoke private gated development of design-led townhouses and apartments created for modern living whilst offering security and comfortable, flexible, spacious living spaces with high quality fittings and finishes.

Flat 1 Binswood Mews

A brand new, well appointed luxurious 2 bedroom apartment with one allocated secure parking space and a separate lockable basement storage room.

This spacious apartment is located on the ground floor of this bespoke development. The entrance door leads into a hallway where there is wood floor laid to all areas, a separate door leading to a utility cupboard and a further coat cupboard.

The lounge/dining room benefits from having dual aspect views courtesy of a Juliet Balcony and a window to the front elevation.

The specification includes underfloor heating, sockets and dimmer switches with energy efficient downlighters throughout, telephone and data sockets.

There is a high end contemporary kitchen fitted by 'Rot Punkt kuchen' comprising of wall and base units with soft close and integrated smart functions, and built in stainless steel AEG appliances, as well as a window overlooking the side elevation.

Bedroom one is of a generous size with a built in wardrobe, window overlooking the side aspect, telephone and data sockets. There is a luxuriously appointed en-suite bathroom with 'Duravit' wall hung integrated bathroom furniture and wall to floor tiling throughout. Bedroom two also provides a further generous double.

A modern fitted bathroom by 'Duravit' with contemporary quality floor and wall tiles, a large walk in shower and modern white sanitary ware.

The apartment comes with pleasant communal gardens that gives access to Binswood Street, allocated parking space which is accessed via a secure remote control entry gate.





Decor

- Engineered wood flooring to kitchens and living areas
- Carpets to bedrooms
- Ceramic floor and wall tiles in bathrooms
- Neutral colour scheme
- Integrated wardrobes to master bedrooms
- Contemporary satin finish ironmongery

Kitchens

- Contemporary quality kitchens by 'Rot Punkt kuchen'
- Soft close and integrated smart functions
- Aggregate Quartz stone countertops or similar
- Integrated stainless steel AEG appliances

Bathrooms & En-suites

- Wall hung integrated bathroom furniture
- Modern white sanitary ware by 'Duravit'
- Quality satin or chrome fittings by 'Grohe'
- Large walk-in showers
- Contemporary quality floor and wall tiles

Heating & Hot Water

- Energy efficient gas condensing boilers
- Heat recovery system for space heating energy savings & healthy air circulation
- Efficient energy under floor heating
- Multi-rail chrome towel rails

Parking

- Allocated parking space for each apartment

Lighting & Electrics

- Energy efficient down lighters throughout
- Telephone sockets to living areas & master bedrooms
- Integrated television reception system to selected rooms

Communal Areas

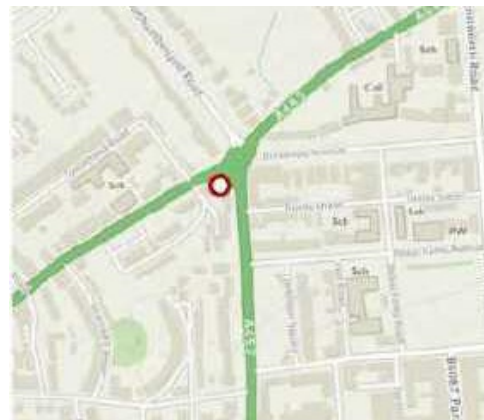
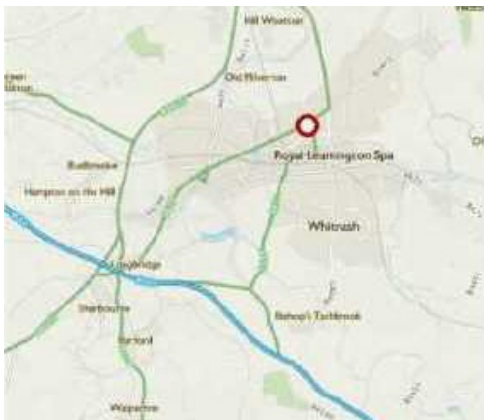
- Remote control electric entry gate
- Secure walled parking and communal area
- Video-phone intercom system
- Allocated secure storage room for each apartment
- Communal garden area
- Private courtyard for Apartment 1

Environmental Credentials

- Minimum of 10% renewable energy generation
- Energy efficient gas condensing boilers
- Multi-room intelligent thermostatic controls
- 'A' rated energy efficient double-glazed windows
- 'A' rated energy efficient fitted appliances
- Bicycle storage to encourage greener transport

Peace of Mind

- 10 year LABC build warranty
- 1 year manufacturers' fixtures and fittings guarantee
- Hard-wired integrated fire detection system
- A multi award winning developer with a proven track record in Warwickshire





Apartment 1

75 sq m / 807 sq ft Net

Ground

Lounge & Dining

3.7m x 5.6m / 12'2" x 18'4"

Kitchen

2.9m x 3.1m / 9'5" x 10'2"

Bedroom 1

4.8m x 3.2m / 15'8" x 10'5"

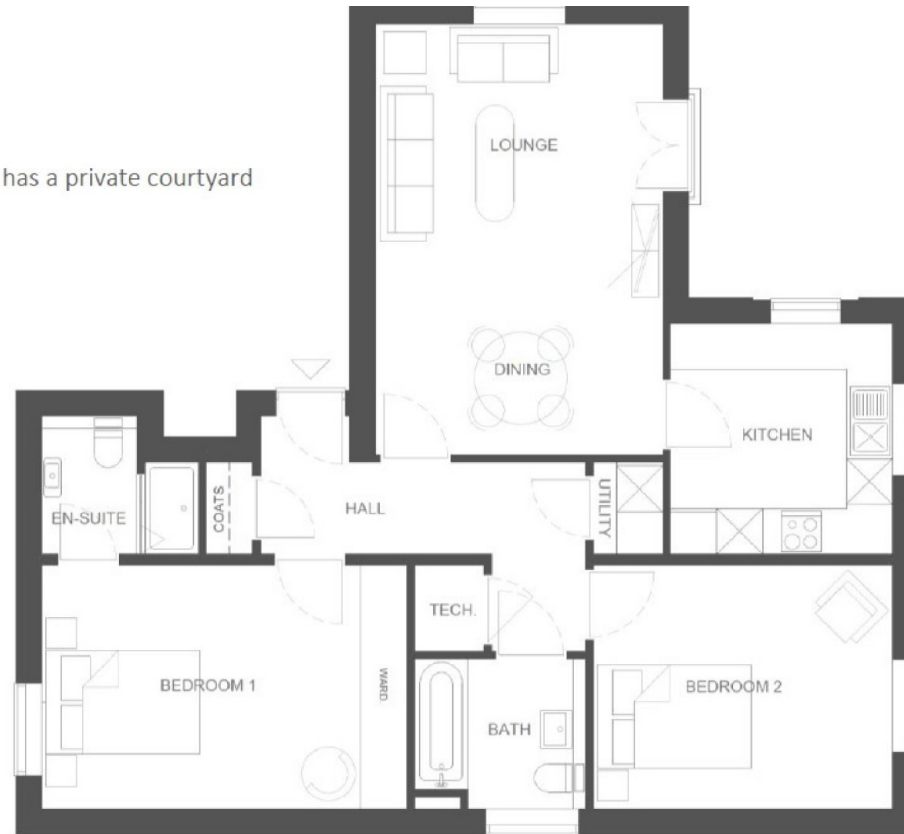
Bedroom 2

3.9m x 3.2m / 12'8" x 10'5"

Bathroom

2.3m x 2.0m / 7'6" x 6'6"

* Apartment 1 has a private courtyard



t: 01926 881144 e: info@ehbresidential.com

Somerset House, Clarendon Place, Royal Leamington Spa, CV32 5QN, England

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