



Dormer House, Binswood Avenue

Winkworth

for every step...





## About the Property

Being sold with no ongoing chain, this pretty and stylish second floor apartment forms part of a handsome, regency villa on one of Leamington Spa's most desirable, tree lined avenues.

### Material Information:

Council Tax: Band A

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available  
(Checked on Ofcom Oct 24)

Mobile Coverage: Likely/Limited Coverage  
(Checked on Ofcom Oct 24)

Heating: Gas Central Heating

Listed: No

Tenure: Leasehold (95 Years)





## The Finer Details

This stylish and quirky one bedroom, one bathroom apartment offers contemporary living and accommodation extending to approximately 450 sq ft within easy walking distance of the Parade (0.2 miles).

Upon arriving at the apartment, an entrance hallway provides access through to the spacious sitting/reception room with dual aspect windows providing an abundance of natural light and views across Leamington's Victorian rooftops and gardens.

The double bedroom has been tastefully decorated by the current owners and is generous in size with large windows and built in cupboards with mirrors.

Continuing along the central hallway the compact kitchen has a double sink and drying rack, induction hob, electric cooker and plentiful countertop space. There is an integrated television, pantry storage and windows with long ranging views.

The contemporary family bathroom has been recently modernised with a bath and shower as well as a large attic style storage area set off it.

Externally there is off street parking for one vehicle as well as additional visitors parking available on Binswood Avenue.









## About the Area

Dormer House is located on the peaceful, tree lined Binswood Avenue at the heart of Royal Leamington Spa.

Leamington Spa's main high street, The Parade is approximately 10 minutes' walk away (0.3 miles) from the apartment and has a wide multitude of restaurants, coffee shops and parks such most notably the famous Jephsons Gardens (0.8 Miles) and Victoria Park (1.1 Miles). The Royal Pump Rooms are situated at the bottom of the Parade (0.9 miles) from Dormer House.

Leamington Spa train station is a 5 minute drive or 20 minute walk away (1.3 miles), with direct trains to London Marylebone (1hour 20 minutes) and the Birmingham stations (33 minutes). Leamington Spa is easily serviced by multiple junctions of the M40, which offers an easy commute to London and the wider west Midlands.

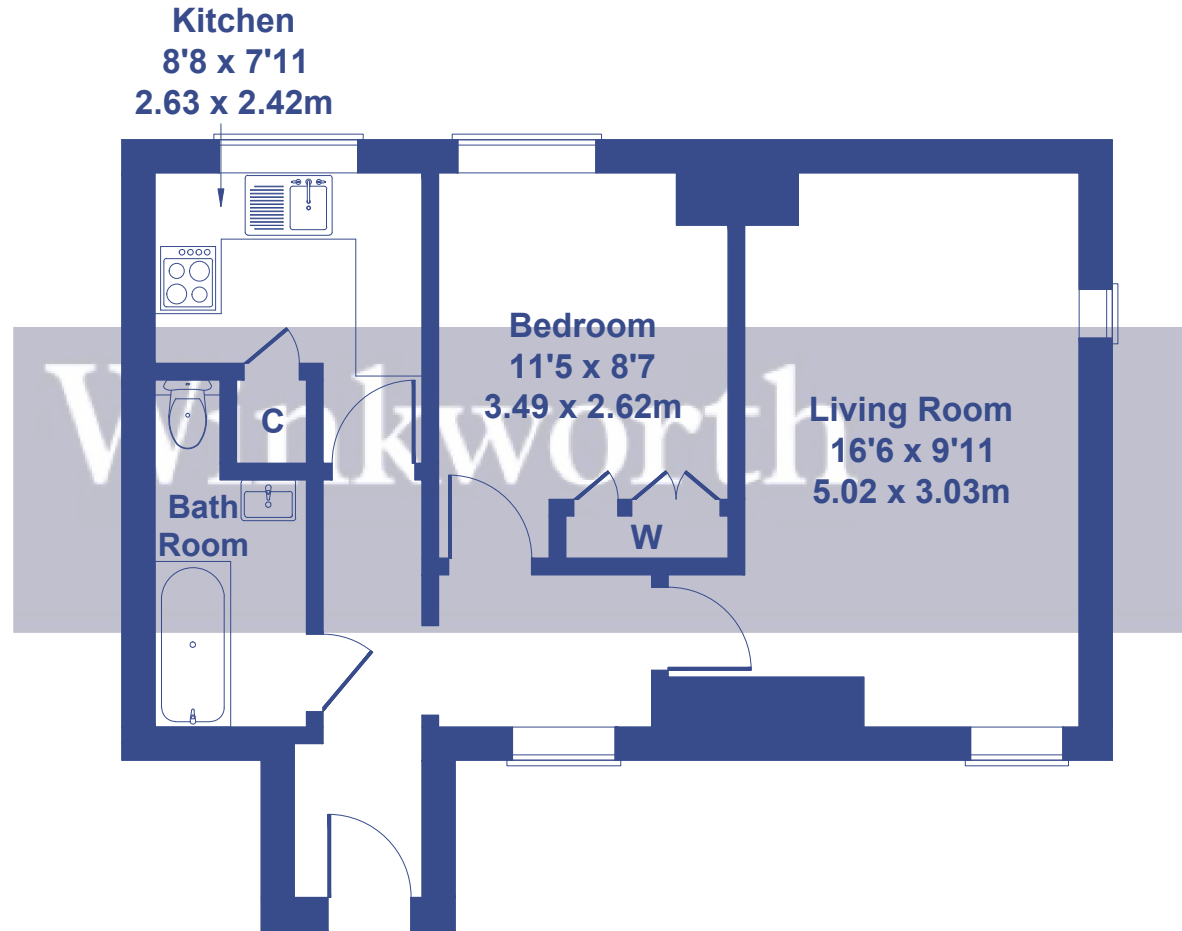
Birmingham International Airport is 32 minutes away by road and offers domestic and international services.





# 6 Dormer House, 55 Binswood Avenue

Approximate Gross Internal Area  
463 sq ft - 43 sq m



## SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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019 2695 6560



Winkworth Leamington Spa  
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY  
leamingtonspa@winkworth.co.uk

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