



Binswood Me...

FINAL AWARD WINNING and 3/4 Bedroom

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Final 2 Townhouses Available

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NEW HOMES



Brand New Spacious 3/4 bedroom Townhouse arranged over 5 floors with a large integral garage with two additional allocated parking spaces and private spacious sun terrace.

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.

No 1 Binswood Mews

A brand new 3 /4 bedroom town house arranged over 5 floors with an integral garage, spacious private sun terrace as well as 2 secure allocated car parking spaces.

This spacious townhouse offers approximately 1850 sq ft (excluding the roof terrace and garage) of luxurious accommodation.

This townhouse has an integral garage as well as 2 allocated parking spaces and the peace of mind provided by a 10 year LABC warranty. There will also be access to a store area and a separate hallway with 2 coat cupboards. Stairs then rise to the ground floor.

The ground floor accommodation offers additional storage space, a cloakroom fitted with a luxurious Duravit suite and a fantastic open plan kitchen/diner with double doors opening onto the outside.

The Kitchen area will have a contemporary feel and will be fitted with a high specification kitchen by Rot Punkt Kuchen, the wall and base units will have soft close and integrated smart functions. Granite or Aggregate Quartz countertops and built in stainless steel AEG appliances. There is also a study/snug on the ground floor level which will be laid with wood flooring and window overlooking the front aspect.

The first floor accommodation comprises a modern bathroom suite by Duravit which will have a large walk in shower, wall hung integrated bathroom furniture, and fittings by Hans Grohe with contemporary quality floor and wall tiles. The sitting room will have a Juliet balcony and window overlooking the rear, contemporary sockets and dimmer switches with energy efficient down lighters throughout. Bedroom 3 has two windows which overlook the front elevation and built in wardrobes providing ample storage.

On the second floor is the master bedroom has two windows and a walkway through to a dressing room with built in storage and a further door into the En-Suite which is fitted with a modern white sanitary suite by Duravit. Bedroom 2 has two windows overlooking the front and benefit from built in wardrobes.

To the third floor there is access to a storage cupboard and a multi-functional living space which has bi-folding doors opening out onto a large open roof terrace giving views over the surrounding area.



Decor

- Engineered wood flooring to kitchens and living areas
- Carpets to bedrooms, lounges & corridors
- 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
- Modern flat panel convector radiators with thermostatic valves (on upper floors only)
- Multi-rail chrome towel rails

Parking & Garaging

- Integral garage
- Two allocated parking spaces for each townhouse

Lighting & Electrics

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

Communal Areas

- Remote control electric entry gate
- Secure walled parking and communal area
- Video-phone intercom system
- Communal garden area
- Large top floor open south-facing sun terrace

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
- Fire sprinkler system
- A multi award winning developer with a proven track record in Warwickshire

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •



Floor areas and dimensions in this brochure are indicative and should be used as a guide only.

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