

2 Kineton Hall



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Two bedroom, ground floor apartment

This well-presented character apartment has a spacious living room with pocket sliding glazed doors leading to the kitchen. The kitchen has modern integrated NEFF/BOSCH appliances with room for a dining table and chairs. Large windows in the living room and kitchen. The apartment's master bedroom has fitted wardrobes and an en suite walk-in wet room. Both bedrooms have windows overlooking a courtyard garden. Separate full-size bathroom. Redecorated and recarpeted throughout.

Property specifications

- Living/dining room with glazed doors leading to the fitted luxury SieMatic Kitchen
- Kitchen has integrated Neff and Bosch appliances
- Main bedroom has fitted wardrobes and an en suite shower room with Villeroy & Boch sanitaryware
- Separate second bedroom and second bathroom
- Located close to all the main facilities in Binswood Hall
- Car parking space available

Guide Price £410,000 (other fees apply)

Monthly management: £981.13

Annual ground rent: £500

Monthly bistro credit: £72.68

Council Tax Band: C

A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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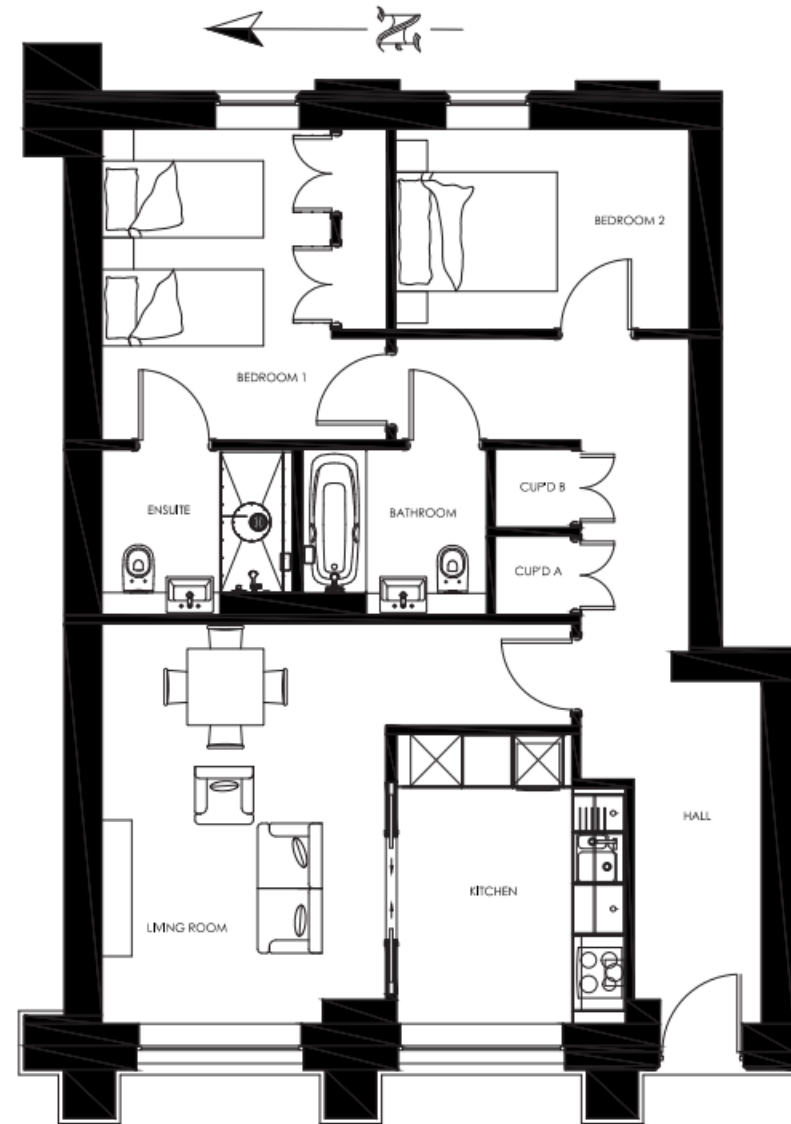
Internal Measurements

	Metric (m)	Imperial (ft)
Living/Dining room	4.7 x 3.34	15'5" x 10'11"
Kitchen	3.4 x 2.69	11'2" x 8'10"
Main Bedroom	3.66 x 2.70	12'0" x 8'10"
Bedroom Two	3.46 x 2.36	11'4" x 7'9"
Total	832 Sq. ft.	

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

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

The graph shows this property's current and potential energy rating.



Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office. June 2023.

