



**Rosefield Cottage Lillington Avenue, Leamington Spa**  
CV32 5TS

**£290,000**





## Rosefield Cottage Lillington Avenue

Leamington Spa, CV32 5TS

Looking for a stylish, low-maintenance home that gives you more time to enjoy the good things in life? Are you at the time in your life where you find yourself rattling around in your large family home? Maybe you wonder why you keep paying out on extortionate utility bills when you only use a couple of rooms? Perhaps you wish to live independently yet have the extra peace of mind and reassurance that support, and help is on hand should an emergency arise. Or perhaps you want to expand your social network and belong to a community and enjoy some luxury whilst having everything you could need all within the same place you live.

Whether you are retired or still working towards retirement, this Retirement Village is for independent living for the over 55's. Offering a perfect balance of comfort, convenience, and a welcoming community, this home is ready to make your retirement years relaxed, stress-free, and full of joy. Residents will enjoy the benefits of having a wonderful restaurant and bar, owners club, gymnasium, heated swimming pool, 24-hour emergency call assistance with daily check-in service, a number of organised clubs and events for residents to join should they wish and all residents enjoy the benefit of reduced utility bills.



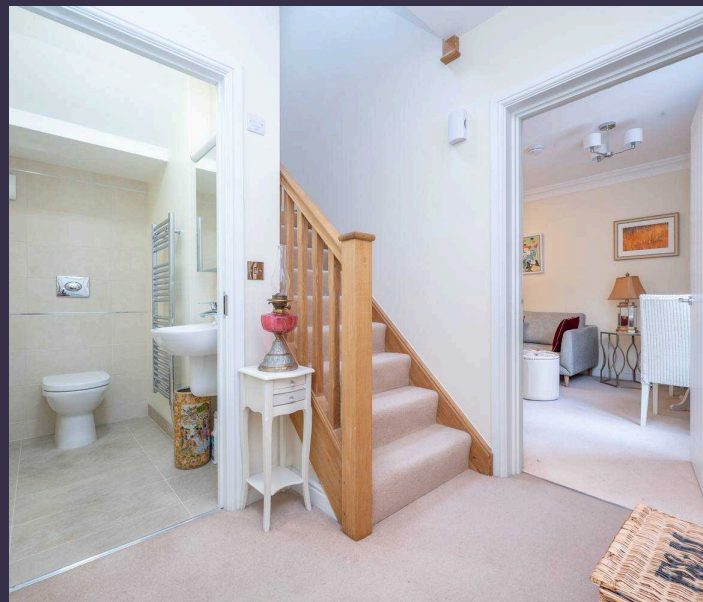


Rosefield Cottage is the perfect property for those that want to be in the community yet want to be tucked away from the hustle and bustle of being right in the middle of the Village. Rosefield Cottage boasts a lovely position, located on the outer edges of the development, being accessed by car or foot from Lillington Avenue. This property is suited to those that have good mobility, when you wish to be social you can walk over to Binswood Hall through the communal grounds or walk into Leamington Spa town centre.

Rosefield Cottage enjoys a sunny aspect to the front so the property is filled with light to all rooms, all day long. Highlights you'll love:

On the ground floor:

- **Bright & Spacious Living Room:** A lovely, light-filled space that's perfect for curling up with a book, watching your favourite shows, or entertaining friends and family.
- **Modern Kitchen:** Whether you're whipping up a quick snack or a gourmet meal, this kitchen has everything you need – integrated appliances giving that seamless feel and enough storage.
- **Downstairs W/C:** Fitted with the usual two-piece suite. You know the phrase 'you could swing a cat'? Well, I am pretty sure you could in here!







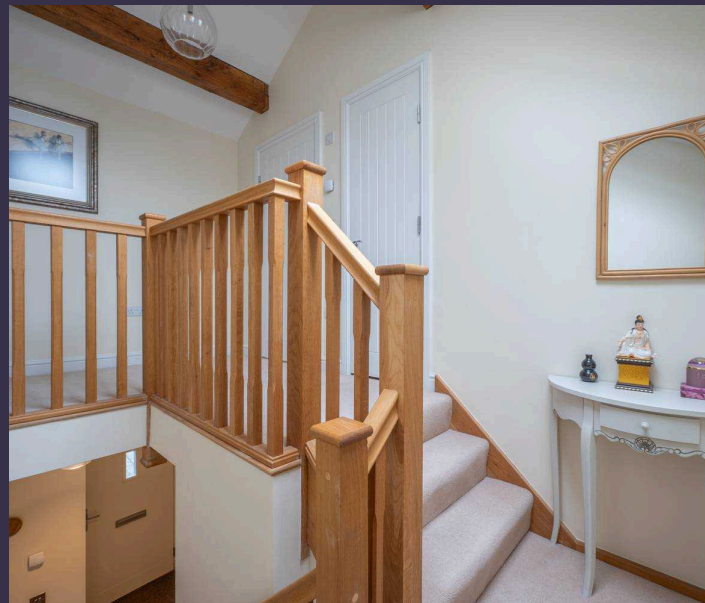
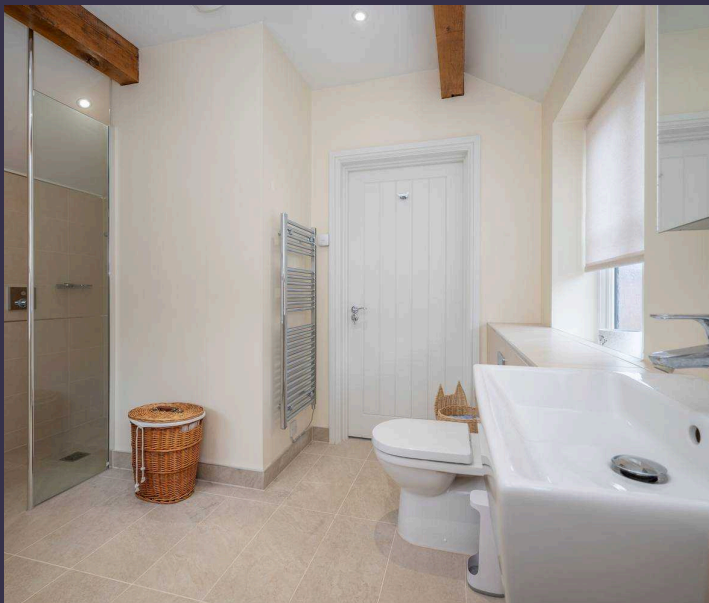
On the first floor:

- **Cozy Bedroom:** Upstairs there is a peaceful double bedroom with built-in wardrobes for all your things. A vaulted ceiling gives the extra sense of space and exposed beams gives the feel of a cottage – a true retreat after a busy day.

- **Easy-to-Use Bathroom:** A well-appointed bathroom with everything you need to start and end your day in comfort, with thoughtful, accessible features of a walk-in wet-room shower.

- **Community & Peace of Mind:** Enjoy the security and support of living in a friendly, like-minded retirement community. With secure entry, on-site management, and social activities, you'll always have someone to chat with or share a cuppa.

Whether you're seeking a calm retreat, a friendly community, or the freedom to enjoy your time exactly how you like, this home has it all. This is a rare opportunity to live in one of Leamington Spa's most desirable locations – a home where comfort, convenience, and fun come together.







Please note, the tenure is leasehold and the property is serviced and managed by Audley Villages. A monthly management fee, deferred management charge and ground rent apply to all properties. Flexible care packages are available on request. Car parking space available if required.

EPC Rating: C

Council Tax band: C

Tenure: Leasehold

- Retirement Semi-detached Cottage
- Double Bedroom with Vaulted Ceiling
- Living Dining Room
- Modern Kitchen
- Downstairs W/C and Upstairs Bathroom
- Access to Restaurant, Bar, Gym, Swimming Pool, Owners Club
- No Chain
- Car Park Space Available if Required
- Independent Living for the Over 55's
- Prestigious Luxurious Retirement Village





Rosefield Cottage  
Kenilworth Place  
(Plot 25)







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