



**Connells**

Oakfield House Binswood Avenue  
Leamington Spa



### Property Description

Located within the highly popular retirement development of Oakfield House this spacious first floor apartment is offered for sale with no onward chain. Set within beautiful communal gardens and a short walk to the Leamington town centre, the property briefly comprises immaculate communal entrance, spacious lounge dining room, separate kitchen, a shower room and two bedrooms with master benefitting from a walk-in wardrobe. Externally among the grounds is communal parking as well as visitor parking available.

### Communal Entrance

Immaculate and well-maintained communal entrance with stairs and lift to all floors.

### Entrance Hallway

Welcoming entrance hallway benefitting from two storage cupboards, an electric radiator and doors to all rooms.

### Lounge Dining Room

16' 2" x 11' 10" ( 4.93m x 3.61m )

Spacious, light and airy lounge dining room having an electric radiator, a double glazed window to front elevation and access into the kitchen.

### Kitchen

7' 9" x 11' 9" ( 2.36m x 3.58m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and comprising a breakfast bar, an electric radiator and a serving hatch to the lounge.



### Bedroom One

12' 10" x 8' 5" ( 3.91m x 2.57m )

Double bedroom having a walk-in wardrobe, an electric radiator and a double glazed window to front elevation.

### Bedroom Two

12' 10" x 6' 5" ( 3.91m x 1.96m )

Good size bedroom having an electric radiator and a double glazed window to front elevation.

### Shower Room

Fitted with a three piece suite, comprising a wash hand basin, walk-in shower and a low level W/C. Having partly tiled walls and a fitted towel rail.

### Communal Gardens

Beautifully maintained, mature communal gardens.

### Parking

Communal parking as well as visitor parking available.

### Agent's Note

The property is leasehold with a lease length of 189 years from 1st January 1986. The property is subject to management costs to include a monthly service charge of £194.15. This charge is due to increase to £214.49 from 1st April 2025. Further information available upon request. The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

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**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/SPA313864](http://connells.co.uk/Property/SPA313864)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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