



Connells

Oakfield House Binswood Avenue
Leamington Spa

Oakfield House Binswood Avenue Leamington Spa CV32 5RZ

for sale offers in excess of
£140,000



Property Description

The property is accessed via a welcoming entrance hallway, with doors leading off to all rooms. To the front is a spacious lounge/diner, flooded with natural light from a large window that enjoys a pleasant outlook over the well-maintained communal gardens. An archway leads seamlessly through to a fitted kitchen, offering ample storage and workspace.

The generously sized double bedroom benefits from a built-in wardrobe, providing useful storage, while the modern shower room completes the accommodation.

This fantastic retirement property offers independent living with the reassurance of a friendly community and support when needed. Early viewing is highly recommended to appreciate the peaceful setting and the lifestyle it has to offer.

Communal Entrance

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

Entrance Hallway

Spacious entrance hallway having two built-in storage cupboards, a radiator and doors to all rooms.

Lounge

16' 1" x 11' 9" (4.90m x 3.58m)

Generously sized, light and airy lounge, consisting of two electric storage heaters, two double glazed windows to rear elevation and a doorway to the kitchen.

Kitchen

7' 8" x 11' 9" (2.34m x 3.58m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and having an electric storage heater and a double glazed window to front elevation.



Bedroom

9' 4" x 11' 3" (2.84m x 3.43m)

Double bedroom consisting of a built-in cupboard, an electric storage cupboard and a double glazed window to rear elevation.

Wet Room

Fitted with a wash hand basin, shower and low level W/c. Having partly tiled walls and a double glazed window to front elevation.

Communal Gardens

Beautifully maintained, mature communal gardens.

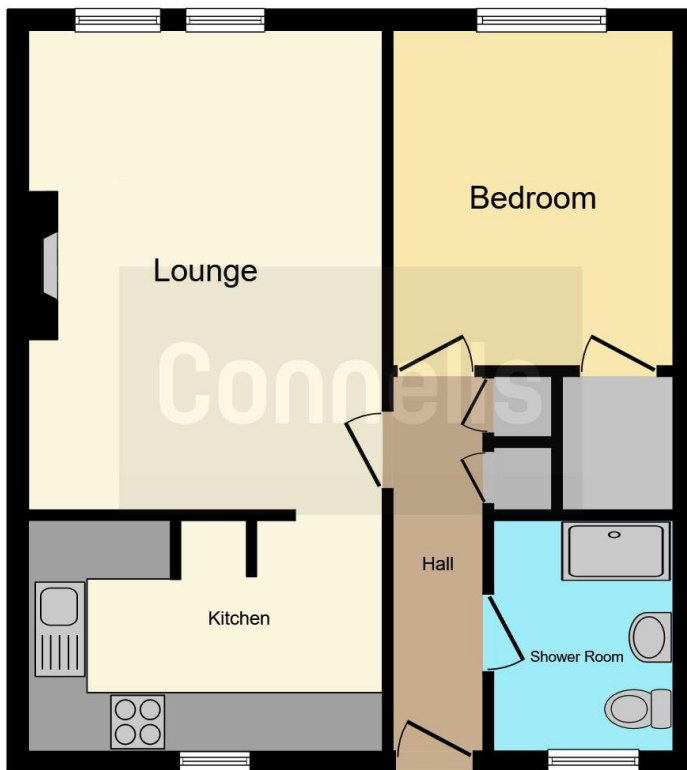
Parking

Communal parking as well as visitor parking available.

Agent's Note

The property is leasehold with a lease length of 99 years from 1st January 1986. The property is subject to management costs to include an annual service charge of £2,575.08. Further information available upon request.





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

To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
 Band: C

Service Charge:
 2575.08

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314389

This is a Leasehold property with details as follows; Term of Lease 99 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.



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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