



28 Oakfield House

Leamington Spa **CV32 5GD**

Guide Price £149,500

28 Oakfield House

Binswood Avenue

Situated within a prestigious North Leamington location, with easy access to town centre facilities, this purpose built second floor retirement apartment offers well presented accommodation suitable for those aged 60 and over. Offered for sale with the benefit of no onward chain, the flat offers comfortable accommodation with lift and stair access, including a lounge/dining room with double glazed windows providing an outlook over the communal gardens to the front of the building and off which there is a neat and well kept kitchen. The internal accommodation is completed by a spacious double bedroom and modern shower room whilst outside there are attractively maintained and southerly facing lawned communal gardens, along with communal parking. Oakfield House also benefits from a range of other communal facilities including a residents' lounge and guest suite.

LOCATION

Binswood Avenue lies off Kenilworth Road, just a short distance north of central Leamington Spa and within walking distance of town centre amenities including Leamington's wide array of shops and independent retailers, parks, restaurants and artisan coffee shops. In addition, there are good local road links available including those to neighbouring towns and centres whilst Leamington Spa railway station provides regular rail links to numerous destinations.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE AREA

From where both lift and stairs ascend to the:-

SECOND FLOOR

Where a private entrance door gives access to the apartment itself and:-

RECEPTION HALLWAY

With electric night storage heater, built-in cloaks cupboard, together with built-in airing cupboard housing replacement hot water system and doors radiating to:-

LOUNGE/DINING ROOM

4.72m x 3.51m (15'6" x 11'6")
With twin UPVC double glazed windows to front overlooking the front of the building and communal gardens, wall mounted contemporary electric fire, electric night storage heater and archway giving access to:-

KITCHEN

3.51m x 2.39m (11'6" x 7'10")
With a range of white units having brushed chrome rod style door furniture and comprising numerous base cupboards, drawers and storage with coordinating wall cabinets, space for electric cooker with

filter hood over, together with space for further appliances, inset white enamel sink unit with mixer tap, roll edged worktops, ceramic tiled splashbacks and electric radiator.

BEDROOM

3.23m x 3.12m (10'7" x 10'3")
With UPVC double glazed window, electric radiator and large walk-in wardrobe/storage cupboard.

SHOWER ROOM

Being half tiled with modern white fittings comprising low level WC, pedestal wash hand basin, large walk-in shower enclosure with fitted Triton electric shower unit and sliding glazed door giving access, tiled floor and chrome towel warmer.

OUTSIDE

COMMUNAL GARDENS

Immediately to the front of Oakfield House are mature and

Features

Second Floor Retirement Apartment
Popular and Established Location
Lounge/Dining Room
Kitchen
Double Bedroom
Modern Shower Room
Communal Gardens
Communal Parking
No Chain





Floorplan

Second Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



Total area: approx. 49.2 sq. metres (529.1 sq. feet)

General Information

Tenure
Leasehold

Fixtures & Fittings

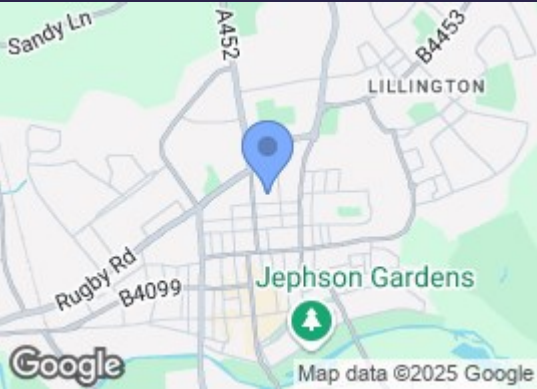
Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	