



## 20 Oakfield House

Leamington Spa **CV32 5GD**

Guide Price £175,000



# 20 Oakfield House

## Binswood Avenue

Oakfield House is a purpose built development of retirement properties for the over 60's, conveniently situated close to the town centre and all amenities. The development is located just north of the town and is surrounded by pleasant communal grounds and incorporates an excellent range of communal facilities including guest suite, communal lounge, manager and communal parking. This type of property is in high demand due to its sought after location close to well established amenities and the delightful town parks. The accommodation briefly comprises communal entrance hallway, staircase and lift to first floor landing, private entrance hall, living/dining room, kitchen, two bedrooms and a shower room. There is no onward chain with this apartment.

### 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 HALL

Having stairs and lift to:-

### FIRST FLOOR

### ENTRANCE HALL

With doors leading to adjacent rooms and having two storage cupboards.

### LOUNGE/DINER

4.97m x 3.62m (16'3" x 11'10")  
Comprising of two double glazed windows to the side elevation, space for lounge furniture and access to the kitchen. Storage heater.

### KITCHEN

3.60m x 2.38m (11'9" x 7'9")  
Briefly comprising worktop surfaces, cupboards, sink unit, space for washing machine and space for fridge freezer, built-in oven unit and having a convector heater.

### MASTER BEDROOM

3.96m x 2.54m (12'11" x 8'3")  
Having a built-in wardrobe, double glazed window to the side elevation, space for bedroom furniture and a convector heater.

### BEDROOM TWO

3.95m x 1.99m (12'11" x 6'6")  
Having a double glazed window to the side elevation, convector heater and space for bedroom furniture.

### BATHROOM

2.34m x 1.80m (7'8" x 5'10")  
Comprising of a low level WC, corner shower cubicle, part tiled walls, heated towel rail and sink unit.

### OUTSIDE

### COMMUNAL GARDENS

Immediately to the front of Oakfield House is a generous area of south facing lawned communal gardens set with various trees and stocked borders along with outdoor seating. The garden allows easy access to the main entrance to Oakfield House along with the parking areas.

### Features

No Onward Chain

Two Bedrooms

Short Walk to Leamington Spa Town Centre

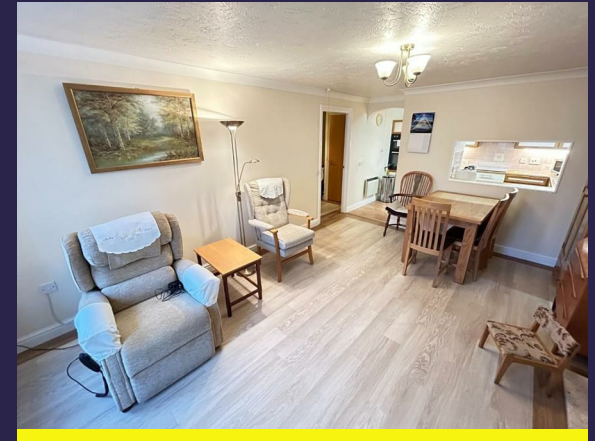
North Leamington Spa

Open Plan Lounge/Diner

Excellent Transport Links

Off-Street Parking

Sought After Location









## Floorplan

### First Floor



Total area: approx. 62.3 sq. metres (670.2 sq. feet)

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

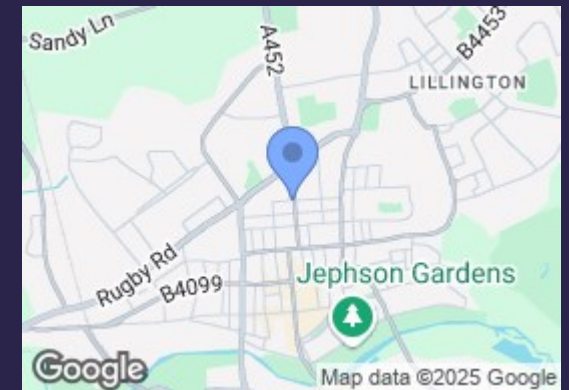
Specifically excluded unless mentioned in these sales particulars.

### 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.

### Council Tax

Band C - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	83	84
EU Directive 2002/91/EC		

## Contact us

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## Visit us

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