



# Flat 26 Oakfield House, Binswood

Leamington Spa **CV32 5GD**

Offers Over £160,000

# Flat 26 Oakfield House,

This purpose built first floor retirement apartment is situated in a prime north Leamington location and has been much improved to afford beautifully presented accommodation including re-fitted kitchen and re-fitted shower room. Being suitable for those aged 60 years and over, the apartment also benefits from attractive south facing communal gardens to the front of the building which provide an outlook towards Binswood Avenue, along with communal parking to the front and rear of the building. Other communal facilities include a residents' lounge and a daytime on-site manager.

## LOCATION

Binswood Avenue lies a short distance north of central Leamington Spa being within walking distance of the full range of facilities and amenities available within the town centre, including shops and independent retailers, restaurants, bars, parks and artisan coffee shops. There are good local road links available out of the town including those to neighbouring towns and centres and the Midland motorway network, with Leamington Spa railway station providing regular rail links to numerous destinations including London and Birmingham.

## ON THE GROUND FLOOR

### COMMUNAL ENTRANCE AREA

From where stairs and lift access ascends to:-

### FIRST FLOOR LEVEL

Where a private entrance door

gives access to the apartment itself and:-

### THROUGH ENTRANCE HALLWAY

With electric radiator, useful built-in cloaks cupboard together with built-in airing cupboard which houses the Ariston electric water heater and doors radiating to:-

### LOUNGE/DINING ROOM

4.57m x 3.45m (15'0" x 11'4")  
With two UPVC double glazed windows providing an outlook towards Arlington Avenue and archway giving through access to:-

### RE-FITTED KITCHEN

3.45m x 2.36m (11'4" x 7'9")  
Being attractively appointed with a range of contemporary units in a cream panelled style finish with brushed chrome door furniture and comprising base cupboards and drawers with stylish worktops over a ceramic tiled splashbacks,

coordinating wall cabinets to two sides, inset 1½ bowl stainless steel sink unit with mixer tap, inset electric hob with filter hood over and fitted electric oven below, space for fridge freezer, together with space for washing machine, wood strip effect flooring, electric radiator and UPVC double glazed window.

### DOUBLE BEDROOM

3.48m x 3.00m (11'5" x 9'10")  
With UPVC double glazed window and large walk-in storage cupboard/wardrobe.

### SHOWER ROOM

Which has been stylishly re-fitted with walls ceramic tiled to half height, complemented by a tiled floor and three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, large walk-in shower with glazed screen and fitted electric shower unit, fitted wall mirror, wall mounted fan heater and chrome towel warmer.

### OUTSIDE

## Features

First Floor Retirement Apartment

Beautifully Presented and Re-Fitted Accommodation

Prime North Leamington Location

Comfortable Lounge/Dining Room

Re-Fitted Kitchen

One Double Bedroom

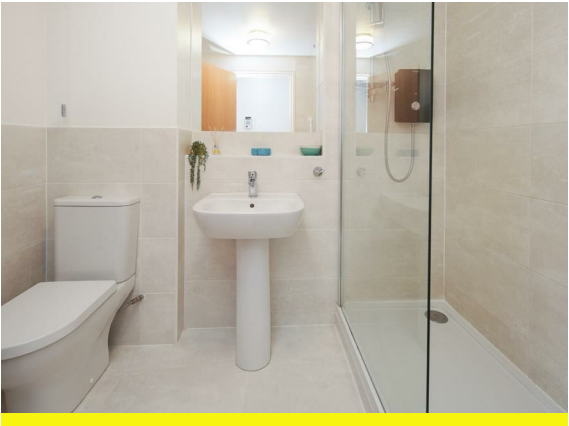
Re-Fitted Shower Room

Communal Gardens and Parking

Suitable for Aged 55 and Over

No Chain

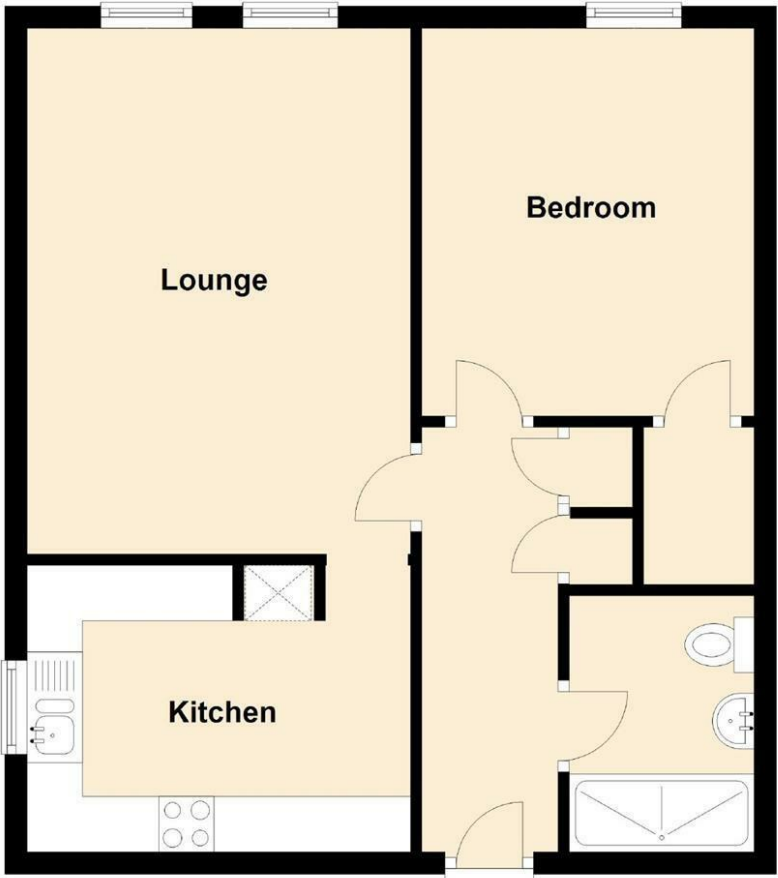




Floorplan

Ground Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



General Information

Tenure  
Leasehold

Fixtures & Fittings

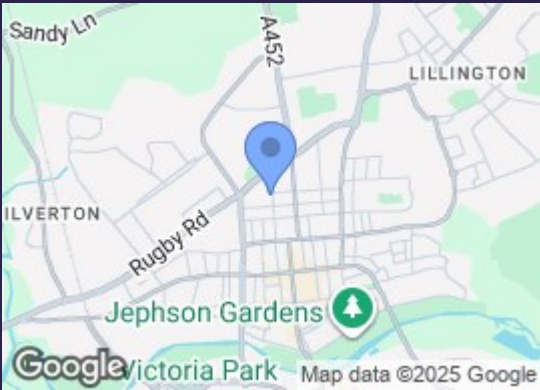
Services

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                                   | 83                      | 83        |
| (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 |           |

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