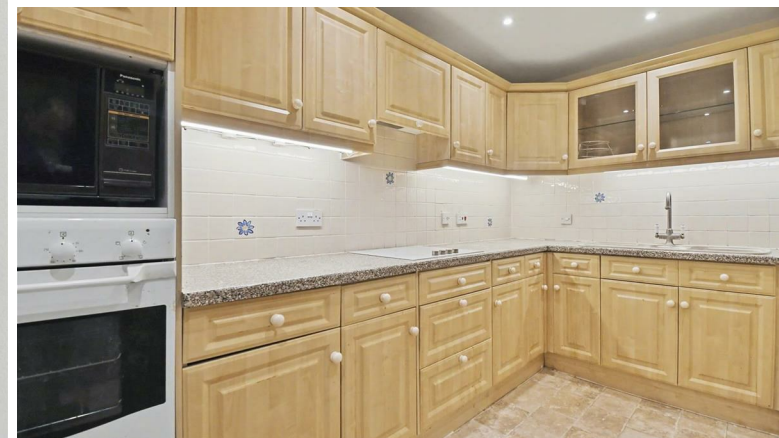




16 Oakfield House, Binswood Avenue, Leamington Spa



A first floor one bedroom retirement apartment with rare balcony, and extended lease, situated in this convenient development just North of the town centre. NO CHAIN.

Oakfield House

Is a purpose built development of retirement properties for the over 60's, conveniently sited just North of the town centre with all amenities. The development is surrounded by pleasant communal grounds, incorporating an excellent range of facilities including guest suite, communal lounge, part-time manager and off-road car parks.

The property itself has an attractive large, covered balcony, almost unique in this development, with views overlooking communal grounds.

Briefly Comprising:

Communal entrance hallway, staircase and lift to first floor landing, private entrance hallway, living/dining room with patio doors to large, covered veranda balcony. Refitted kitchen, refitted shower room.

Double bedroom with large walk-in store/wardrobe. Electric heating. Communal parking. NO CHAIN.

The Property

Is approached via communal entrance foyers, staircase and lift to communal first floor landing, which in turn gives access to private entrance hallway.

Private Entrance Hallway

With Sunhouse electric night storage heater, emergency pull cord facility, doors to all accommodation including airing cupboard with insulated hot water cylinder and slatted shelf below, door to cloaks cupboard with hanging rail and shelf.

Living/Dining Room

11'6" x 15'5" (3.51m x 4.70m)

With timber fireplace surround with Onset electric fire, electric night storage heater, sliding double glazed patio door to...

Veranda/Balcony

Being a large east facing balcony with attractive wrought iron railings and curved Pagoda style roof, providing a good sized sitting area overlooking the communal grounds, gardens and car park. Outside power point.

Kitchen

11'6" x 7'11" (3.51m x 2.41m)

With doorway from living area, being semi open plan with a range of refitted wall and base units with contrasting granite look working surface over, inset one and a half bowl sink drainer unit, inset four point electric Bosch hob with filter hood over and oven to side, slot for free-standing microwave, space and plumbing for washing machine, recess for tall fridge freezer. Splashback tiling, under pelmet lighting, downlighter points to ceiling, wall mounted electric timed heater.

Bedroom

10'3" x 10'10" (3.12m x 3.30m)

With coved cornicing, fitted furniture and wardrobes, full height double glazed window to veranda, pull cord, door to...



Walk-In Wardrobe/Store Cupboard

3'9" x 4'7" (1.14m x 1.40m)

With fitted shelf and hanging rail.

Bathroom

Currently refitted as a shower room to comprise; white, wide winged wash hand basin with mono-mixer set into vanity cupboard, low level WC, double walk-in shower cubicle with Mira Advance electric shower and control, full splashback tiling in shower area, pull cord, extractor, electric towel rail.

Outside

Oakfield House is set back from Binswood Avenue and approached via a tarmacked driveway with communal parking, paved path leading to the entrance door. There are lawned fore gardens and well stocked herbaceous planted borders. To the rear of the property is an additional parking area accessed off Arlington Avenue.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 189 year lease (01/01/1986), with 150 years remaining, service charge is £2,575.05 per annum and ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property with

the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band C.

Location

First Floor
CV32 5RZ

First Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 48.3 sq. metres (519.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area does not include the Balcony

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL