



BINSWOOD AVENUE,

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SALES & LETTINGS





This attractive third-floor retirement apartment is set within the highly sought-after Oakfield House, an exclusive development for residents aged 60 and over. Served by a lift for easy access, the property offers one well proportioned bedroom with walk in wardrobe, a bright living room, a fitted kitchen, and a modern bathroom.

Oakfield House benefits from an on-site manager and a range of welcoming communal amenities, including a stylish residents' lounge, a comfortable guest suite for visiting friends and family and a communal laundry, a residents' parking area is also available.

#### Entrance Hall

Welcoming entrance hall featuring full carpeting, a storage heater, and ceiling light point, with convenient loft access and two generous storage cupboards. Provides access to the bathroom, bedroom and spacious lounge/diner.

#### Living Room

Generous and bright living room featuring dual-aspect double-glazed windows, quality carpeting, ceiling light point and a storage heater. An attractive archway opens into the kitchen, with ample space for a small dining table.

#### Kitchen

Fitted kitchen with tile-effect flooring, a range of base and wall units with matching drawers, tiled splashbacks and complementary work surfaces. Features a white ceramic sink with drainer and mixer tap, spotlight-style lighting, and a full selection of white goods including fridge-freezer, washing machine, dishwasher, electric oven and hob with stainless-steel splashback and extractor. Includes a storage heater.

#### Bedroom

Spacious double bedroom featuring an electric storage heater, a large walk-in wardrobe and an additional storage cupboard. Offers ample room for a chest of drawers and bedside tables, and benefits from a west-facing double-glazed window providing beautiful sunset views across Leamington Spa.

#### Bathroom

Modern bathroom featuring a wall-mounted heater, extractor fan, low-level flush WC, pedestal ceramic hand basin and ceiling light point. Includes a large shower cubicle with safety handrails, an electric shower and a heated towel radiator.

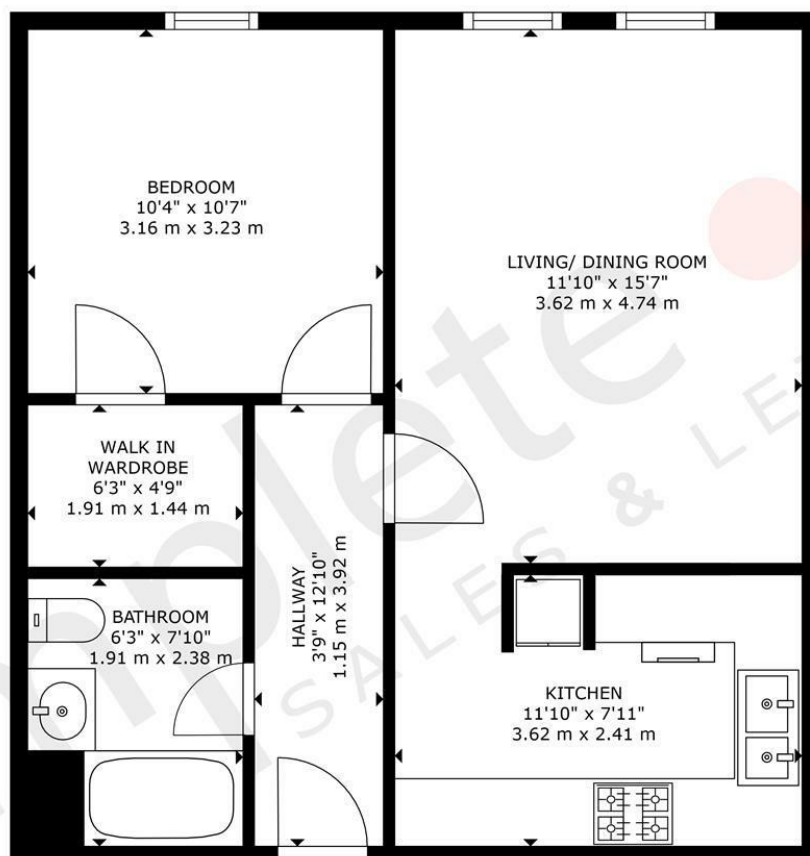
#### Grounds

Oakfield House is set on the beautifully tree-lined Binswood Street in Leamington Spa, surrounded by mature landscaped gardens and offering ample parking for both residents and visitors.

#### Location

Located within walking distance of Royal Leamington Spa with its mix of elegant Regency, Georgian and Edwardian buildings complimented by beautiful parks and gardens. Independent retailers, specialist boutiques and national chains are found in the Royal Priors Mall and the attractive nearby streets, along with over forty restaurants, bars, brasseries and gastropubs. Royal Leamington Spa is also near other famous towns including the county town of Warwick, with its world-famous medieval castle, numerous antique shops, racecourse and Stratford upon Avon.

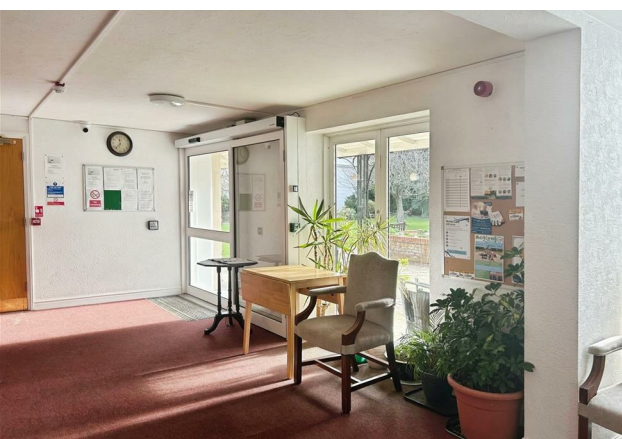




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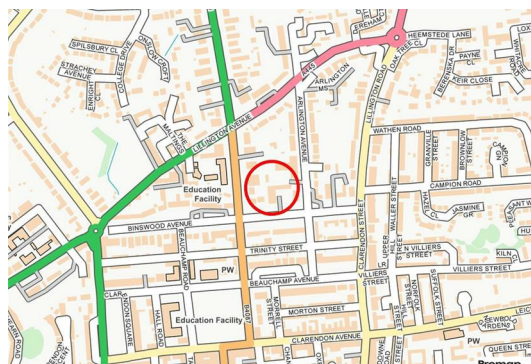
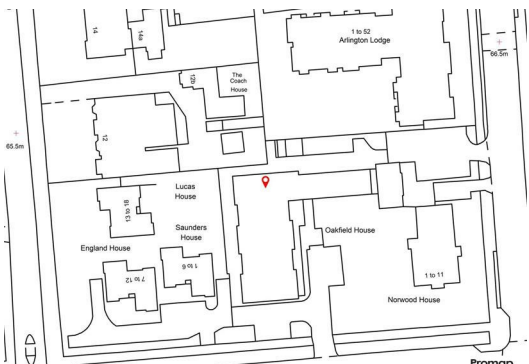
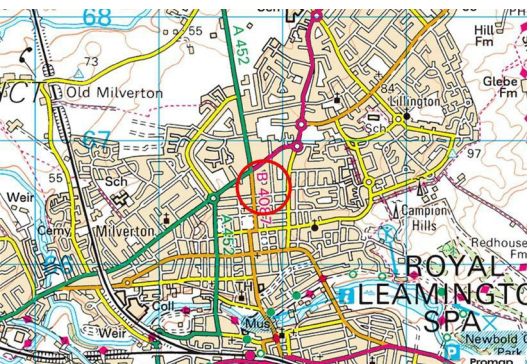
GROSS INTERNAL AREA  
FLOOR PLAN: 537 sq. ft, 49 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



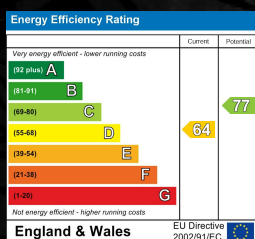


- Over 55's Retirement Apartment
- Spacious Living Room
- Double Bedroom
- Walk-In-Wardrobe
- Vacant Possession
- Town Centre Location
- Fitted Kitchen
- Shower Room
- Lift Access
- 150 years Left On Lease



## BINSWOOD AVENUE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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