

**BINSWOOD AVENUE, LEAMINGTON SPA CV32 5RZ**



**A FIRST FLOOR ONE BEDROOM APARTMENT LOCATED IN THE POPULAR OAKFIELD HOUSE DEVELOPMENT, BINSWOOD AVENUE.**

- ONE DOUBLE BEDROOM APARTMENT
  - EXTENDED LEASE
- NORTH LEAMINGTON LOCATION WITH NEARBY BUS ROUTES
  - WALKING DISTANCE TO THE TOWN CENTRE PARADE
    - KITCHEN
    - BATHROOM
    - LIVING ROOM
  - COMMUNAL GARDENS
  - COMMUNAL SOCIAL AREAS
- ON SITE PARKING - NOT ALLOCATED.

**1 BEDROOMS**

**PRICE GUIDE £145,995**

Nestled on the charming Binswood Avenue in Leamington Spa, this delightful one-bedroom first-floor apartment offers a serene living experience tailored for those aged 55 and over. The property boasts lovely views of the communal garden, providing a peaceful retreat right at your doorstep.

Convenience is at the forefront of this location, as it is within walking distance to the vibrant town centre, where you can enjoy a variety of shops, cafes, and local amenities. Additionally, excellent bus routes are nearby, ensuring easy access to surrounding areas and beyond.

The apartment benefits from an extended lease, giving you peace of mind and security in your investment. Safety is paramount, and this property features a secure entrance system, along with a warden on site to assist residents, fostering a supportive community atmosphere.

This apartment is perfect for those seeking a comfortable and secure living environment in a prime location. Whether you are looking to downsize or simply enjoy a more relaxed lifestyle, this property presents an excellent opportunity to embrace the joys of independent living in Leamington Spa.

**\*\* NO CHAIN\*\***

**\*\*EXTENDED LEASE\*\***

### **Location**

Oakfield House is a popular retirement complex set behind a broad tree lined avenue (Binswood) approximately quarter of a mile north east of the Parade, the towns central shopping district. No. 14 is positioned on the first floor with views from the lounge and bedroom over the main driveway approach to the development together with its surrounding lawned gardens. Entrance patio.

### **Front**

Oakfield House is set back nicely from Binswood Avenue. There is visitor car parking and beautiful communal gardens that are maintained regularly.

### **Entrance Hallway**

Approached through an oak panelled front door on the first floor. Night storage heater, emergency alarms, airing cupboard, further storage cupboard and light point. The boiler is housed in the storage cupboard and has been recently installed within the last few years.

### **Shower Room**

Well appointed with a white suite including fully tiled shower cubicle with brand new shower installed (not used), vanity styled wash hand basin with further ceramic tiling to half height on the remaining walls, fluorescent strip light, shaver point above, low level wc. Electrically heated towel rail, extractor fan. Wall mounted fan heater.

### **Double Bedroom 10'7" x 10'2" (3.23 x 3.10)**

With double glazed window, electric panel radiator, telephone point, deep walk in wardrobe with excellent hanging rails, shelf space and light point.

### **Lounge 16'11" x 11'6" (5.18 x 3.53)**

With two sliding sash double glazed windows overlooking the gardens. Coving to the ceiling and brand new electric fire, electric night storage heater and TV aerial point. An archway leads through to the kitchen area.

### **Kitchen 11'6" x 6'11" (3.51 x 2.13)**

With a range of units above and below a laminate working surfaces, stainless steel single drainer sink,, space for a slot in oven, plumbing for automatic washing machine and space for an upright fridge freezer. Light point to ceiling. Updated kitchen and draws are a further benefit.

**Outside**

Surrounding lawned gardens and pathways with two car parking areas including visitors car parking spaces.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is C.

**Tenure**

The property is leasehold and has had the benefit of having had it's lease extended! The lease was extended in 2019 and has 150 years remaining. The service charge is £214.59pcm. This is information we are reliant on and advise you to check with your solicitor before exchange of contracts.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

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