





An opportunity to acquire a superbly refurbished second floor penthouse apartment, providing spacious, well appointed, two bedroomed and two bathroomed accommodation, featuring 22' through lounge/dining room with balcony being particularly noteworthy. The property is situated in a particularly pleasant location within this highly regarded North Leamington Spa development.

[The Oaks](#)

Is a popular 1960's built development of self-contained apartments of varying sizes. Conveniently situated within easy reach of the town centre and all amenities. The Oaks has consistently proved to be particularly popular.

ehB Residential are pleased to offer 5 The Oaks, which is an opportunity to acquire a superb second floor penthouse apartment, which has been subject to complete modernisation and improvement by the present owners, to provide spacious and well appointed, two

bedroomed and two bathroomed accommodation. The property features refitted kitchen with appliances, garage and parking and has been re-configured by the present owner to create two well proportioned bedrooms. The master bedroom featuring built-in wardrobes which incorporates access to the refitted Travertine tiled en-suite being a particularly notable feature.

Another notable feature of the property is the 25ft through lounge with balcony and the agents would point out the property has been maintained to a particularly high standard throughout, and inspection being essential.

In detail the accommodation comprises:-

[Communal Entrance Hall](#)

Staircase and intercom system leads to the apartment.

[Through Lounge/Dining Room](#)

22'6" x 15'6" max (6.86m x 4.72m max)

With French door to balcony, downlighters and two electric contemporary style heaters, night storage heater and connection, being open to the...

[Impressively Fitted Kitchen](#)

10'9" x 10' (3.28m x 3.05m)

With extensive range of gloss white faced base cupboard and drawer units with complimentary granite work surfaces and returns, inset single drainer one and a half bowl porcelain sink unit with mixer tap, built-in oven, four ring induction hob, extractor, fridge freezer, dishwasher and washing machine, tiled floor and underfloor heating.

[Master Bedroom](#)

13'6" x 11' (4.11m x 3.35m)

With electric radiator, two double built-in wardrobes with hanging rails and shelves, with twin matching doored access to the...



Re-Fitted En-Suite Shower Room/WC

11' x 3'9" (3.35m x 1.14m)

Being Travertine tiled and floor, with oversized shower cubicle with integrated shower unit, wash hand basin, inset to vanity unit and low flush WC.

Bedroom Two

14'3" x 13'6" (4.34m x 4.11m)

With three double built-in wardrobes, downlighters, electric radiator.

Re-Fitted Bathroom/WC

7'9" x 9'4" (2.36m x 2.84m)

Being Travertine tiled with tiled floor, with white suite comprising panelled bath with mixer tap, wash hand basin with mixer tap, inset to vanity unit, low flush WC, oversized shower cubicle with integrated shower unit, chrome heated towel rail, downlighters.

Outside

The development is surrounded by pleasant communal gardens, with non-designated car parking facility and...

Garage En-Bloc

With up-and-over door, situated to the rear of the development.

Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

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 a 999 year lease (25/03/1964), with 937 years remaining, service charge is £1,200 per annum and ground rent is £10 per annum. 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

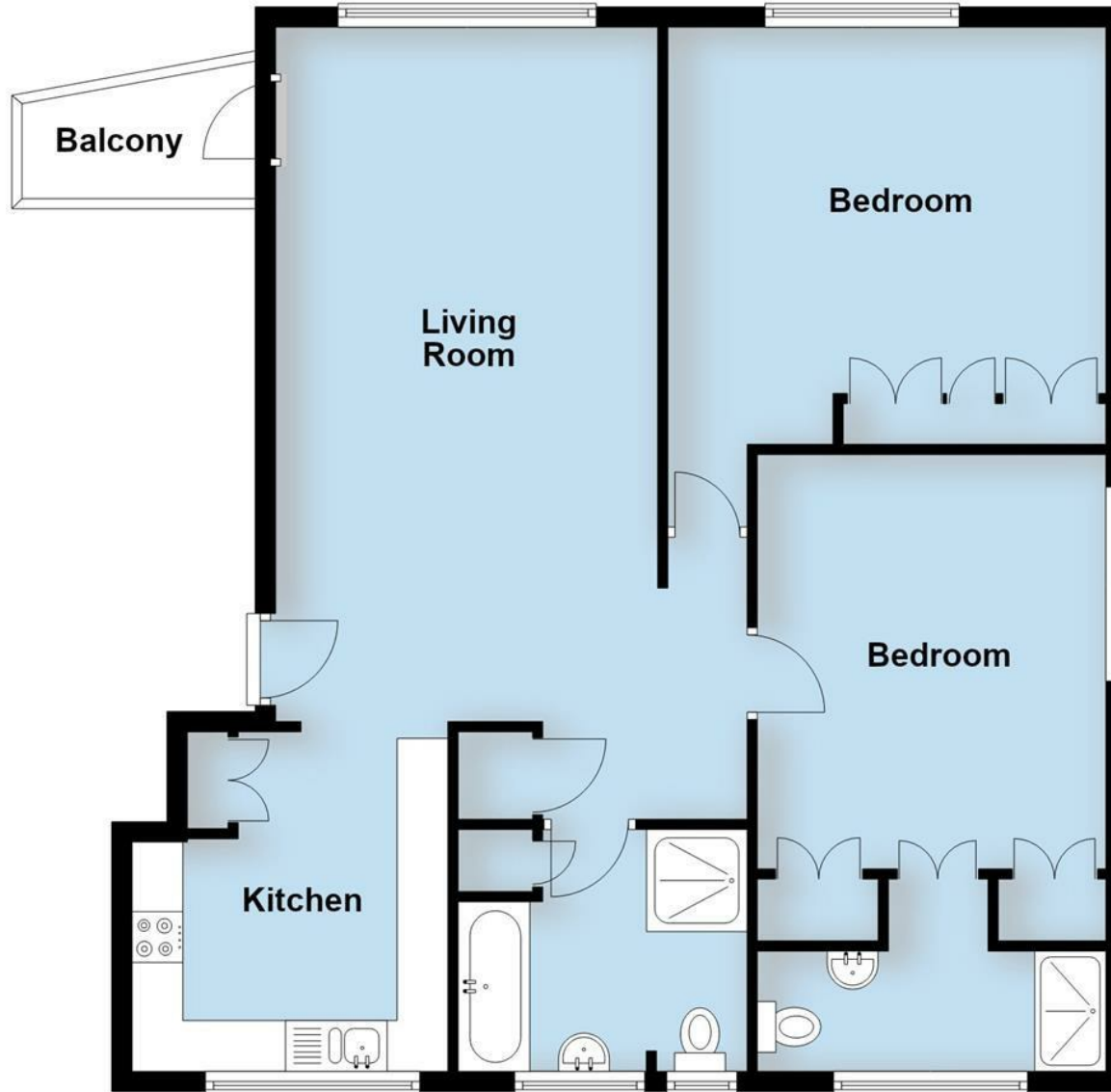
Council Tax Band C.

Location

Penthouse Apartment
CV32 5DB

Second Floor

Approx. 88.0 sq. metres (947.5 sq. feet)
(excluding Balcony)



Total area: approx. 88.0 sq. metres (947.5 sq. feet)

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

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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		
England & Wales		
		EU Directive 2002/91/EC

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