

Connells

Oakfield House Binswood Avenue Leamington Spa

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for sale offers over **£100,000**







Property Description

A well-presented one-bedroom ground floor retirement apartment, exclusively for 60's and over, situated in the highly sought-after area of North Leamington Spa.

This comfortable and inviting home benefits from newly fitted carpets throughout and offers well-proportioned accommodation comprising a bright and spacious lounge/diner, a separate fitted kitchen, a generous double bedroom with walk in wardrobe, and a modern shower room.

The property is set within beautifully maintained communal gardens, providing a peaceful and attractive environment for residents to enjoy. There is also the added benefit of residents' parking.

Ideally located, this apartment offers convenient access to local amenities, transport links, and the vibrant town centre of Leamington Spa, making it an excellent choice for those seeking a relaxed and secure retirement lifestyle.

Communal Entrance

Well-maintained communal entrance with access to the apartment situated on the ground floor.

Entrance Hallway

Having an electric radiator and two built-in cupboards, one housing the hot water tank.

Lounge Dining Room

Spacious, light and airy lounge consisting of a feature fire place, an electric radiator and two double glazed windows to front elevation.

Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances.

Bedroom

Double bedroom with an electric radiator, a walk-in wardrobe and a double glazed window to front elevation.

Shower Room

Three piece suite fitted with a wash hand basin with vanity unit, a shower cubicle and low level W/C. Having partly tiled walls and a fitted towel rail.

Communal Gardens

Beautifully maintained, mature communal gardens.

Parking

Communal parking as well as visitor parking available.

Lease Information

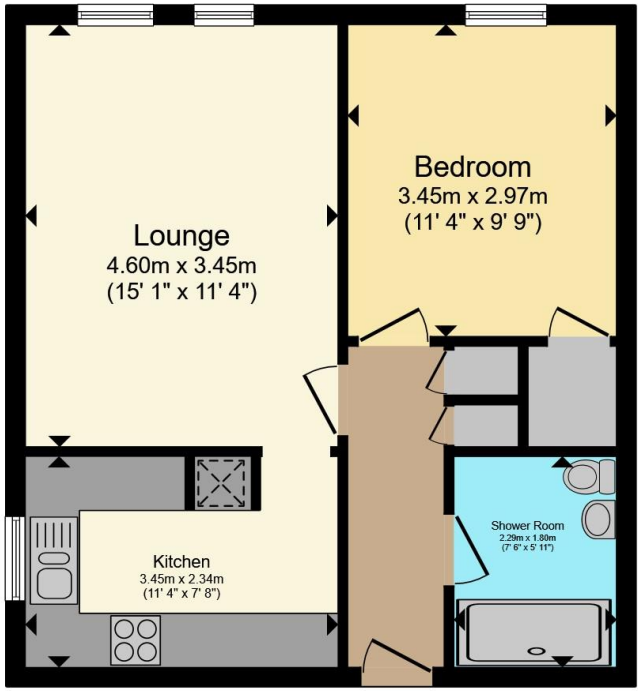
The property is leasehold with a lease length of 99 years from 1st January 1986. The property is subject to management costs to include an annual service charge of £2802.22. Further information available upon request.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor





Total floor area 46.4 m² (499 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax Band: C

Service Charge: 2802.22

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315351

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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