



Connells

Oakfield House Binswood Avenue
Leamington Spa



Property Description

A well-presented one double bedroom second-floor retirement apartment, located within the popular over-55s development of Oakfield House.

Ideally positioned within easy reach of the town centre and set amid beautifully maintained communal grounds, the apartment offers comfortable and secure retirement living. The accommodation comprises a welcoming entrance hallway, a spacious open-plan lounge/diner, a fitted kitchen, a double bedroom with built-in storage, and a modern shower room.

Externally, residents benefit from residence parking and access to the immaculately kept communal gardens, providing a peaceful and attractive environment.

An excellent opportunity to acquire a home within this highly regarded retirement community.

Communal Entrance

Well-maintained communal entrance with stairs and lift rising to the apartment situated on the second floor.

Entrance Hallway

Spacious entrance hallway with two built-in cupboards, one housing the hot water tank. There is a storage heater and doors to all rooms.

Lounge Diner

Generously sized, light and airy lounge, having a storage heater and two double glazed windows to front elevation.

Kitchen

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

Bedroom

Double bedroom consisting of a storage heater, a walk in wardrobe and a double glazed window to front elevation.

Shower Room

Fitted with a wash hand basin, walk-in shower 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.

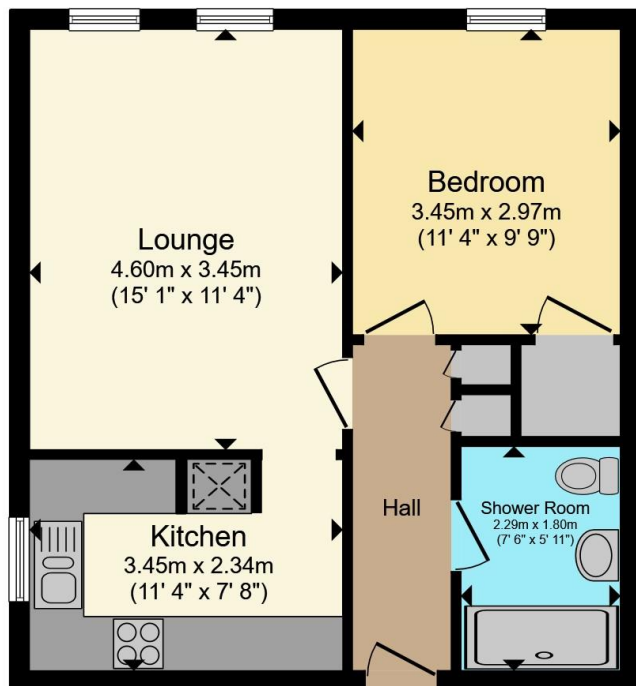
Lease Information

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 £2329.80 (subject to change). 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 46.1 m² (497 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

Connells



To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D

Council Tax
 Band: C

Service Charge:
 2329.80

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315129

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.



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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