



**Connells**

Oakfield House Binswood Avenue  
Leamington Spa



### Property Description

This immaculately refurbished first-floor retirement apartment over 55s is set within beautifully maintained communal grounds and is ready to move into. The property offers light, modern accommodation designed for comfortable and convenient living.

electric storage heater.

The apartment comprises one generous double bedroom, a stylish open-plan lounge/diner, a modern fitted kitchen, and a contemporary shower room. Finished throughout to a high standard, the layout is both practical and welcoming, ideal for those seeking a peaceful yet connected lifestyle.

Located just 0.7 miles from Leamington Spa High Street, residents can enjoy easy access to a wide range of shops, cafés, and amenities, while benefitting from the quiet surroundings of this well-regarded retirement development. An excellent opportunity for anyone looking to downsize without compromise.

### Communal Entrance

Well-maintained communal entrance with stairs rising to the apartment situated on the first floor.

### Entrance Hallway

Spacious entrance hallway with two storage cupboards and doors to all rooms.

### Lounge

15' 1" x 11' 4" ( 4.60m x 3.45m )

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

### Kitchen

7' 8" x 11' 4" ( 2.34m x 3.45m )

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 and having an

## Bedroom

11' 4" x 9' 9" ( 3.45m x 2.97m )

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

## Shower Room

Fitted with a wash hand basin, a shower and low level W/c. Having partly tiled walls.

## Communal Gardens

Beautifully maintained, mature communal gardens.

## Parking

Communal parking as well as visitor parking available.

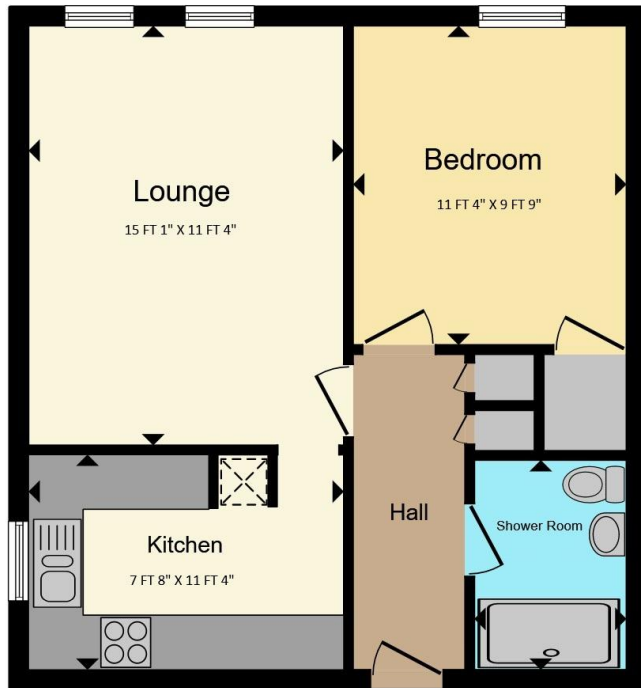
## Lease Information

The property is leasehold with a lease length of 189 years from 1st January 1986. The property is subject to management costs to include an annual service charge of £2,575.08. Further information available upon request.

## Seller's Comments

A modern first floor corner flat in a secure and friendly complex, lots of natural light, quiet location within easy walking distance to town, private gardens and parking, easily accessible from front and side entrances, ready to move into.





**Ground Floor**

Total floor area 46.3 m<sup>2</sup> (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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax Band: C

Service Charge: 2575.08

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314609](http://connells.co.uk/Property/SPA314609)**

This is a Leasehold property with details as follows; Term of Lease 189 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA314609 - 0003