



**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.

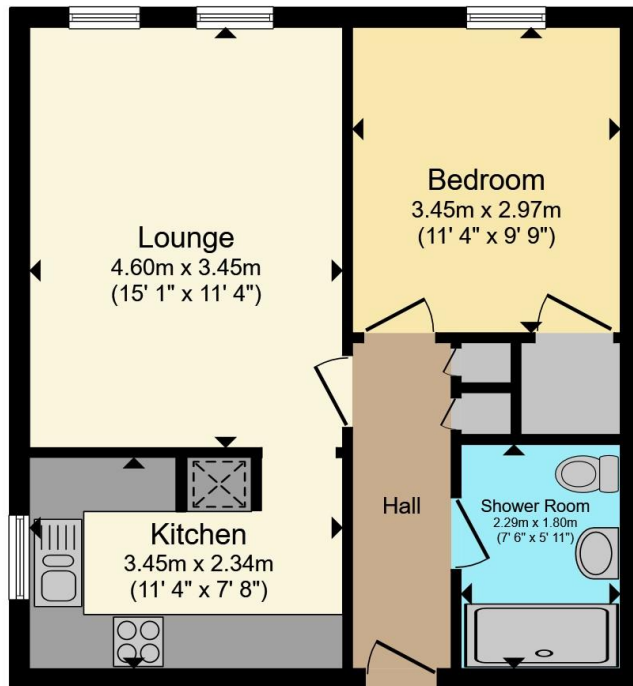
### **Parking**

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.





**Ground Floor**

Total floor area 46.1 m<sup>2</sup> (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](http://www.propertybox.io)



To view this property please contact Connells on

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7-8 Euston Place  
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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](http://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.



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