Your Property - Our Business









6 Oakfield House, Binswood Avenue, Leamington Spa, CV32 5RZ

A well presented ground floor one bedroom retirement property situated in this popular and convenient north Leamington Retirement Development, boasting refitted shower room and kitchen, a recent program of redecoration and new carpets. NO CHAIN.

£135,000



6 Oakfield House, Binswood Avenue, Leamington Spa, CV32 5RZ

Briefly Comprising;

New entrance hallway, private entrance hallway, living/dining room, refitted kitchen, double bedroom, fitted shower room, communal parking.

Oakfield House

Is a purpose built development of retirement properties for the over 60's conveniently situated close to the town centre and all amenities. The development is located just north of the town centre within walking distance, and is surrounded by pleasant communal grounds and incorporates and excellent range of communal facilities including guest suite, communal lounge, laundry, manager and off road parking.

The Property

Is approached via communal hallways leading to a private entrance hall.

Private Entrance Hallway

With entry phone point, wall mounted Dimplex electric night storage heater, airing cupboard with timed electric Ariston heater and slatted shelving, further shelved cloaks cupboard to side.

Living Room

11'6" x 15'5" (3.51m x 4.70m)

Two double glazed windows to side elevation, wall mounted Dimplex electric night storage heater, coved cornicing, broad archway to kitchen with large serving hatch to side, emergency pull chord.

Kitchen

11'6" x 7'9" (3.51m x 2.36m)

Refitted with a range of modern white high gloss wall and base units with contrasting quartz style working surface over, recess for fridge freezer, space and plumbing for washing machine, stainless steel sink drainer unit, space for cooker with Philips filter hood over, splashback tiling, wall mounted electric timed heater, strip light point to ceiling, emergency pull chord.



Bedroom

10'5" x 10'7" plus built in wardrobe (3.18m x 3.23m plus built in wardrobe)

With double glazed window to side elevation, cornicing, wall mounted Dimplex electric heater, emergency pull chord, door to large walk in wardrobe/store cupboard with hanging and shelving.

Shower Room

Fitted with a double shower enclosure, wall mounted Triton T80Z electric shower, pedestal wash hand basin, low level WC, chrome heated radiator/towel rail, full splashback tiling and decorative border tile, emergency pull chord, tiled floor.

Outside

Oakfield House is set back from Binswood Avenue and is approached via tarmac drive with communal parking and a paved path leading to the entrance door. There are lawned foregardens and well stocked plant and herbaceous borders. There is also a guest parking area. To the rear of the property is an additional parking area accessed off Arlington Avenue.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand the property lease to run from 1986 with 63 years remaining of a 99 year lease, service charge is £2,097.50 and £0 ground rent. 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

From the agents offices proceed north. Upon reaching Clarendon Square turn right onto Clarendon Avenue. Continue across the top of the Parade and at the traffic island turn left onto Kenilworth Road. Follow this road along for some distance turning third right into Binswood Avenue where Oakfield House is located approximately a third of the way along on the left set back from the road.

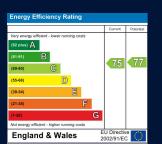
Ground Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



Total area: approx. 48.3 sq. metres (520.4 sq. feet)

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



Leamington Spa Office Somerset House Clarendon Place Royal Leamington Spa CV32 5QN

01926 881144ehbresidential.com

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

• Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents



IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and elsesees ought to seek their own professional advice. 2. A descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4 No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurement are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into an transaction under more vigualizations 2007.