



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



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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 an 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 corning, 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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