

BINSWOOD AVENUE, LEAMINGTON SPA CV32 5GD



A SPACIOUS TWO BEDROOM APARTMENT LOCATED WITHIN A POPULAR NORTH LEAMINGTON OVER 55S COMPLEX.

- NO CHAIN
- NORTH LEAMINGTON
- OVER 55 COMPLEX
- ENTRANCE HALLWAY
- OPEN PLAN LOUNGE/DINING ROOM
 - KITCHEN
- TWO BEDROOMS
- BATHROOM
- EXTENDED LEASE
- SHORT WALK TO THE TOWN CENTRE

2 BEDROOMS

OFFERS OVER £185,000

Hawkesford are pleased to present this two bedroom over 55s apartment. Oakfield House is located on the lovely tree lined location of Binswood Avenue, situated North of the town centre and within a very easy walk.

Oakfield house has pleasing communal gardens for all it's residents to appreciate and the development also has a modern lift. There are communal rooms on the ground floor for social activity amongst residents.

The complex is extremely secure with fobs required to gain access and an intercom system in place.

This apartment benefits from a double aspect lounge area, recently extended lease and recently installed double glazed windows throughout.

This two bedroom apartment is being bought to the market with No Onward Chain.

Front

Oakfield House is accessed from Binswood Avenue, leading to the communal secure front entrance. This apartment can be found on the second floor.

Entrance Hallway

Providing access to the Bedrooms, Bathroom and Lounge, with a storage cupboard, light point and airing cupboard.

Open Plan Lounge/Dining 16'1" x 11'9" (4.92 x 3.59)

Spacious dual aspect room, having double glazed windows to the front and side elevation, light point and storage heater.

Kitchen 11'8" x 7'10" (3.58 x 2.39)

With a light point and double glazed window to the front elevation.

Bedroom One 12'10" x 8'4" (3.93 x 2.55)

With a double glazed window to the side elevation, light point, storage heater and built in wardrobes.

Bedroom Two 12'8" x 6'6" (3.88 x 1.99)

Having a double glazed window to the side aspect, light point, storage heater and built in wardrobes.

Bathroom

Benefiting from a walk in shower, light point, heated towel rail, WC and sink.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

General Information

Services to the property - Mains water and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

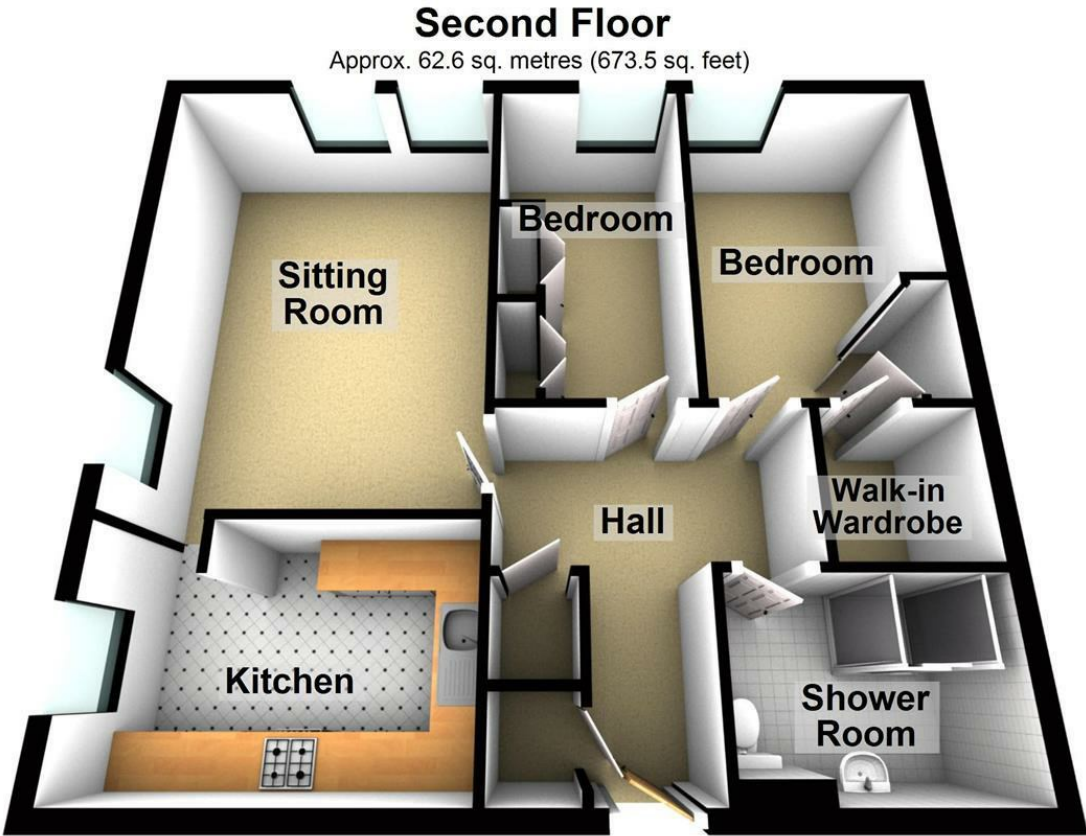
Tenure

The lease has 189 years remaining from January 1st 1986 and the last annual accounts show a service charge of £193pcm.









Total area: approx. 62.6 sq. metres (673.5 sq. feet)

