

Flat 7 Oakfield House, Binswood Avenue

Leamington Spa CV32 5RZ

Guide Price £139,500

Flat 7 Oakfield House, Binswood Avenue

This purpose built ground floor retirement apartment is situated on a prime north Leamington avenue, just a short distance from town centre amenities and is laid out fully on the ground floor. Being suitable for those aged 60 and over, the apartment is offered for sale with the benefit of no onward chain and provides two bedroomed accommodation including a spacious lounge/dining room, kitchen and shower room. Externally there are attractive communal gardens to the front of the building, together with communal parking to both the front and rear, whilst communal facilities include a daytime on-site manager and communal residents' lounge.

Features

- Purpose Built Retirement Apartment
- Prime North Leamington Location
- Ground Floor Accommodation
- Lounge/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Communal Gardens and Parking
- No Chain
- No Ground Rent Payable







LOCATION

Binswood Avenue lies a short distance north of central Leamington Spa and is within walking distance of Leamington's wide range of town centre facilities including shops and independent retailers, restaurants, parks and artisan coffee shops. There are good local road and communication links available including those to neighbouring towns and the Midland motorway network, with Leamington Spa railway station providing regular rail links to numerous destinations.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Being accessed by a telephone intercom entry system and from which ground floor access is gained to the apartment itself and:-

ENTRANCE HALLWAY

With shelved built-in storage cupboard off, access to airing cupboard housing the hot water cylinder, electric night storage heater and doors to:-

LOUNGE/DINING ROOM

4.93m x 3.61m (16'2" x 11'10")
With electric night storage heater, two UPVC double glazed windows and through access to:-

KITCHEN

3.61m x 2.39m max (11'10" x 7'10" max)
Having a range of wood edged units and comprising base cupboards and drawers with roll edged wood grain effect worktops over and tiled splashbacks, coordinating wall cabinets to two sides, stainless steel sink unit with mixer tap, space for electric cooker and recess suitable for housing a fridge freezer, filter hood over the cooker space and electric radiator.

BEDROOM ONE

4.11m x 2.54m (13'6" x 8'4")
With large walk-in wardrobe/storage cupboard, electric panelled radiator and UPVC double glazed window.

BEDROOM TWO

4.11m x 1.98m (13'6" x 6'6")
With electric panelled radiator and UPVC double glazed window.

SHOWER ROOM

With partly ceramic tiled walls and white fittings comprising low level WC, pedestal wash hand basin, walk-in shower enclosure being fully tiled internally with sliding glazed door and fitted Mira electric shower unit, Dimplex fan heater and chrome towel warmer.

OUTSIDE

COMMUNAL GARDENS

The Oakfield House retirement apartments stand within attractive and extensive southerly facing communal gardens to the front of the building where there is outdoor communal sitting area and various communal garden benches etc. The communal gardens afford an attractive outlook toward Binswood Avenue itself.

COMMUNAL PARKING

There is communal parking available to both the front of the building, accessible via Binswood Avenue and the side/rear of the building accessible from Arlington Avenue.

TENURE

We understand the property is Leasehold with a term of 99 from 1986

MAINTENANCE CHARGES

The service charges currently stand at £2,575.08 per annum for 2025/2026
No ground rent payable.

DIRECTIONS

Postcode for sat-nav - CV32 5RZ.
what3words - offer.ruler.dangerously





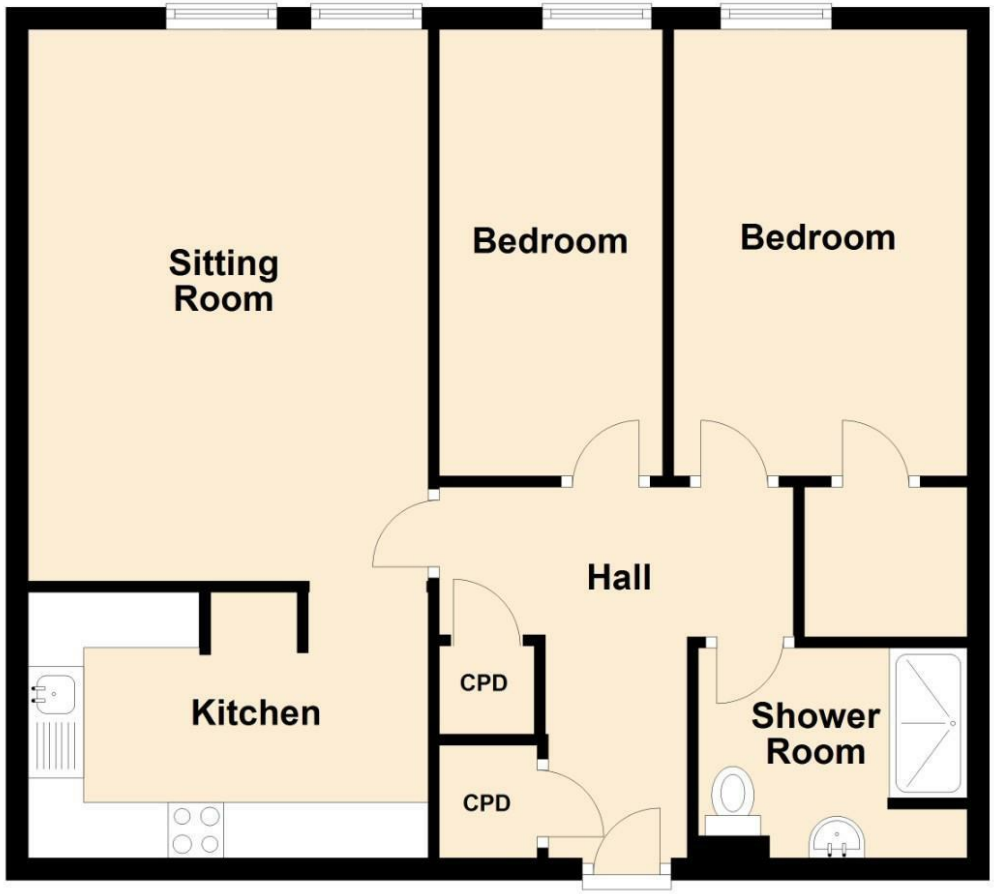




Floorplan

Ground Floor

Approx. 63.1 sq. metres (679.1 sq. feet)



General Information

Tenure

Leasehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

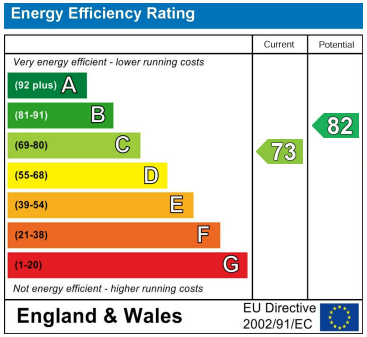
Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council





Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa, Warwickshire, CV32 4LY

wiglesworth.com