

15 Oakfield House

Leamington Spa CV32 5RZ

Offers Over £175,000

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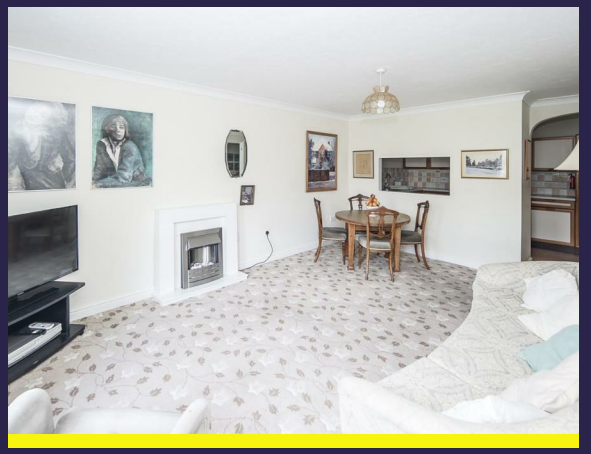
Binswood Avenue

This purpose built first floor retirement apartment offers two bedroomed accommodation and is attractively positioned at the front of Oakfield House with an outlook over the entrance and mature communal gardens. The apartment is offered with sale with the benefit of no onward chain, with the accommodation including a spacious lounge/dining room, off which access is gained to the kitchen, two bedrooms and shower room. Communal amenities include a residents' lounge with recently re-fitted kitchen off, communal parking to both the front and rear of the building and the aforementioned communal gardens. This is an ideal opportunity to purchase an exceptionally well located retirement apartment within easy reach of town centre amenities.

Features

- First Floor Retirement Apartment
- Attractive Outlook to the Front of the Building
- Spacious Lounge/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Southerly Facing Communal Garden
- Ample Communal Parking
- No Chain







LOCATION

Binswood Avenue lies between Kenilworth Road and Lillington Road, just s short distance north of Leamington Spa town centre and being within walking distance of the full range of town centre amenities, including local shops and independent retailers, restaurants and parks. There are excellent local road links available out of the town including those to neighbouring towns and centres and links to the Midland motorway network via the A46, whilst Leamington Spa railway station provides regular rail links to numerous destinations including London and Birmingham.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE AREA

From which access is gained to the communal residents' lounge together with the manager's office and lift and stair access ascending to the:-

FIRST FLOOR

Where a private entrance door gives access to the apartment itself and:-

ENTRANCE HALLWAY

With electric night storage heater, useful walk-in cloaks/storage cupboard, further cupboard housing the insulated hot water cylinder and doors radiating to:-

LOUNGE/DINING ROOM

4.93m x 3.61m (16'2" x 11'10")
With twin UPVC double glazed windows providing an attractive outlook over the entrance and communal gardens to the front of the building, electric night storage heater, coving to ceiling and through access to:-

KITCHEN

3.61m x 2.36m (11'10" x 7'9")
Being fitted with a range of wood-edged units comprising coordinating base cupboards, drawers and wall cabinets, roll edged worktops with ceramic tiled splashbacks, space for electric cooker with filter hood over, together with recess suitable for housing an upright fridge/freezer and electric panel heater.

BEDROOM ONE

3.91m x 2.57m (12'10" x 8'5")
With large walk-in wardrobe/storage cupboard providing ample storage and hanging space, electric radiator and UPVC double glazed window looking to the front of the building.

BEDROOM TWO

3.91m x 1.96m (12'10" x 6'5")
With electric radiator and UPVC double glazed window.

SHOWER ROOM

With low level WC, pedestal wash hand basin, fitted shower tray with Triton electric shower unit over, electric towel warmer and wall mounted fan heater.

OUTSIDE

COMMUNAL GARDENS

Oakfield House enjoys a lovely expanse of lawned communal garden which has a southerly facing aspect to the front of the building with the lawn being set with various mature trees, there also being an outside communal seating area.

COMMUNAL PARKING

There is communal parking available to both the front and rear of Oakfield House accessible from Binswood Avenue and Arlington Avenue respectively.

TENURE

The property is leasehold for a term of 189 years from 1st Jan 1986, therefore having 149 years remaining.

SERVICE CHARGE

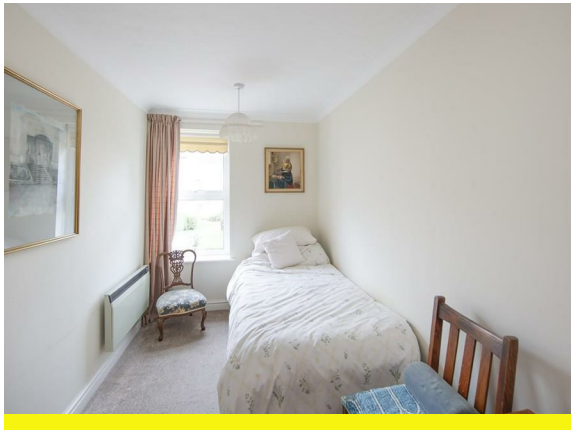
There is a current service charge payable of £2,802.22 per annum for 2026/2027.

DIRECTIONS

Postcode for sat-nav - CV32 5RZ.





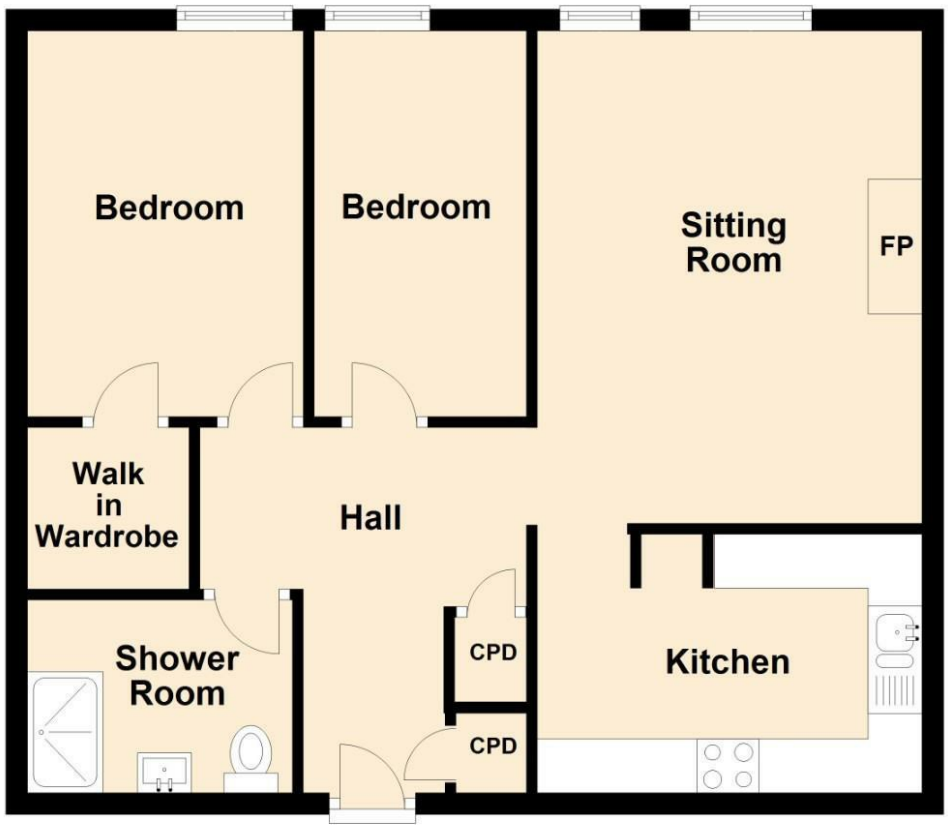




Floorplan

First Floor

Approx. 60.5 sq. metres (651.0 sq. feet)



Total area: approx. 60.5 sq. metres (651.0 sq. feet)

General Information

Tenure

Leasehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

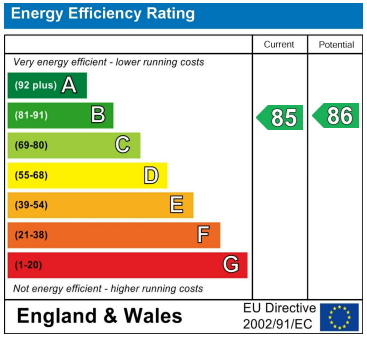
Services

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





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