



# 6 Oakfield House, Binswood Avenue

Leamington Spa **CV32 5RZ**

Guide Price £150,000

# 6 Oakfield House, Binswood Avenue

Situated within a prime north Leamington location and within easy reach of facilities in Leamington Spa town centre, this purpose-built retirement apartment has accommodation wholly on the ground floor and is suitable for residents aged 60 and over. Having electric heating and double glazed windows the accommodation includes a comfortable lounge, modern replacement kitchen with granite worktops, double bedroom and re-fitted shower room.

Oakfield House also benefits from numerous communal amenities including an on-site manager, communal gardens and parking, residents' lounge and guest suite accommodation.

## LOCATION

Binswood Avenue runs between Kenilworth Road and Lillington Road, lying a short distance north of central Leamington Spa and being within walking distance of the full range of amenities available within the town centre, including many shops and independent retailers, parks, restaurants and artisan coffee shops and cafes. There are good local road links available out of the town including those to neighbouring towns and centres along with the nearby A46.

## ON THE GROUND FLOOR

### COMMUNAL ENTRANCE AREA

Which is protected by a telephone entry system and from where stairs and lift access is available to the upper floors. Ground floor access is available from here to the apartment itself, the private entrance door opening into:-

### ENTRANCE HALLWAY

With electric night storage heater, two built-in storage cupboards and doors to:-

## LOUNGE

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

With electric night storage heater, fitted carpet, two UPVC double glazed windows and access to:-

## KITCHEN

3.51m x 2.39m (11'6" x 7'10")

Being fitted with a range of modern white fronted units complemented by granite worktops and comprising base cupboards, drawers and co-ordinating wall cabinets, tiled splashbacks to the worktops, inset single drainer stainless steel sink unit and space for appliances such as an electric cooker with fitted filter hood over, fridge / freezer and washing machine.

## DOUBLE BEDROOM

3.21m x 3.12m (10'6" x 10'2")

With large walk-in storage cupboard/wardrobe, fitted carpet, electric radiator and UPVC double glazed window.

## SHOWER ROOM

2.34m x 1.72m (7'8" x 5'7")

Which has been re-fitted and is equipped with modern white fittings comprising low

## Features

Ground Floor Accommodation

Retirement Apartment

Excellent North Leamington Location

Lounge

Modern Kitchen with Granite Worktops

Double Bedroom

Re-Fitted Shower Room

Communal Garden and Parking

No Chain

level WC, pedestal wash hand basin, walk-in shower enclosure, electric shower unit, chrome towel warmer and a wall mirror.

## OUTSIDE

### COMMUNAL GARDENS

Oakfield House is set well back from Binswood Avenue behind attractive lawned and southerly facing communal gardens to the front. The gardens are set with numerous trees, beds and borders along with a communal outdoor seated area.

### COMMUNAL PARKING

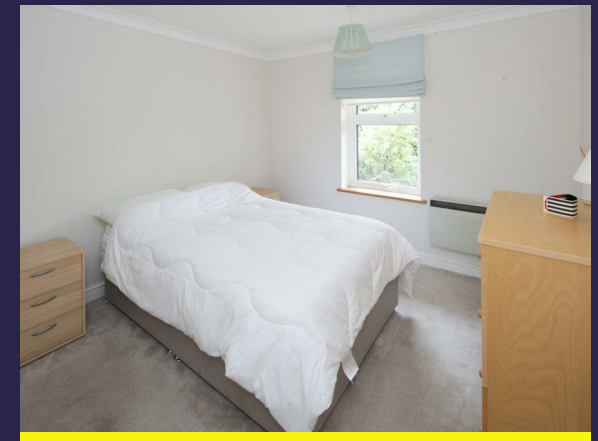
There is good communal parking available to both the front and rear of Oakfield House accessed from both Binswood Avenue and Arlington Avenue.

## DIRECTIONS

Postcode for sat-nav - CV32 5RZ.

## TENURE

The property is of leasehold tenure for a term of 99 years from the 1st January 1986. The service charge is £2802.22 per annum which works out to be around £233.52 per month.





## Floorplan

Internal Living Area 493sq ft / 45.76m<sup>2</sup>

### GROUND FLOOR



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## General Information

### Tenure

Leasehold

### Fixtures & Fittings

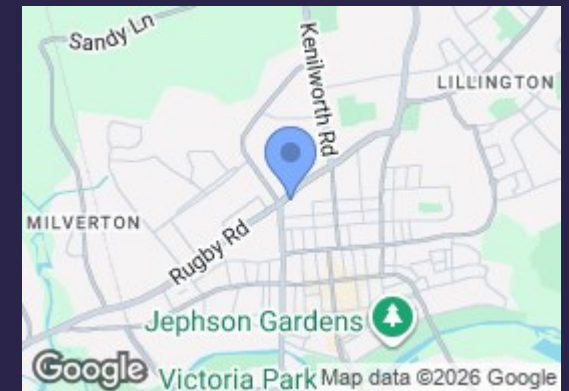
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains electric, water 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



### Energy Efficiency Rating

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

## Contact us

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## Visit us

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