



10 Oakfield House

Leamington Spa **CV32 5RZ**

Guide Price £150,000

10 Oakfield House

Binswood Avenue

Being positioned on the ground floor of the building, this purpose built retirement apartment is offered for sale with the benefit of no onward chain and is situated in this desirable north Leamington location. In brief the property comprises of an entrance hallway, lounge / diner, kitchen, bathroom, double bedroom with a built-in wardrobe / storage cupboard and two further storage cupboards.

Overall this is a well presented retirement apartment within a particularly popular development and location with no onward chain.

LOCATION

Oakfield House lies off Binswood Avenue which in turn lies off Kenilworth Road just a short distance north and within walking distance of central Leamington Spa and its wide array of parks, shops, independent retailers, restaurants and artisan coffee shops. There are good local road links available to neighbouring towns and centres including Warwick and Kenilworth, whilst Leamington Spa railway station provides regular rail services to numerous destinations including London and Birmingham.

ON THE GROUND FLOOR

ENTRANCE HALL

Having a storage heater, doors leading to adjacent rooms and two storage cupboards.

LOUNGE/DINER

4.90m x 3.61m (16'0" x 11'10")
Having a storage heater and two double glazed windows to the front elevation and space for lounge furniture.

KITCHEN

3.62m x 2.38m (11'10" x 7'9")
Having a wall mounted electric radiator, worktop surfaces, cupboards, part tiled walls, sink unit, space for white goods and electric cooker.

BEDROOM

3.44m x 2.86m (11'3" x 9'4")
Having an electric heater, double glazed window to the front elevation, space for bedroom furniture and a good sized storage cupboard.

BATHROOM

Having a low level WC, sink unit, walk-in shower, part tiled walls and double glazed frosted window.

OUTSIDE

COMMUNAL GARDENS

Immediately to the front of Oakfield House is a generous area of south facing lawned communal gardens set with various trees and stocked borders along with outdoor seating. The garden allows easy access to the main entrance to Oakfield House along with the parking areas.

COMMUNAL PARKING

There are communal parking areas to both the front and rear of Oakfield House allowing easy access to the main entrance.

TENURE

The property is of Leasehold tenure for a term of 99 years from 1986.

Features

Ground Floor Retirement Apartment
Lounge / Diner
One Double Bedroom
Communal Gardens and Parking
Sought After Location
No Onward Chain
Walking Distance to Town Centre

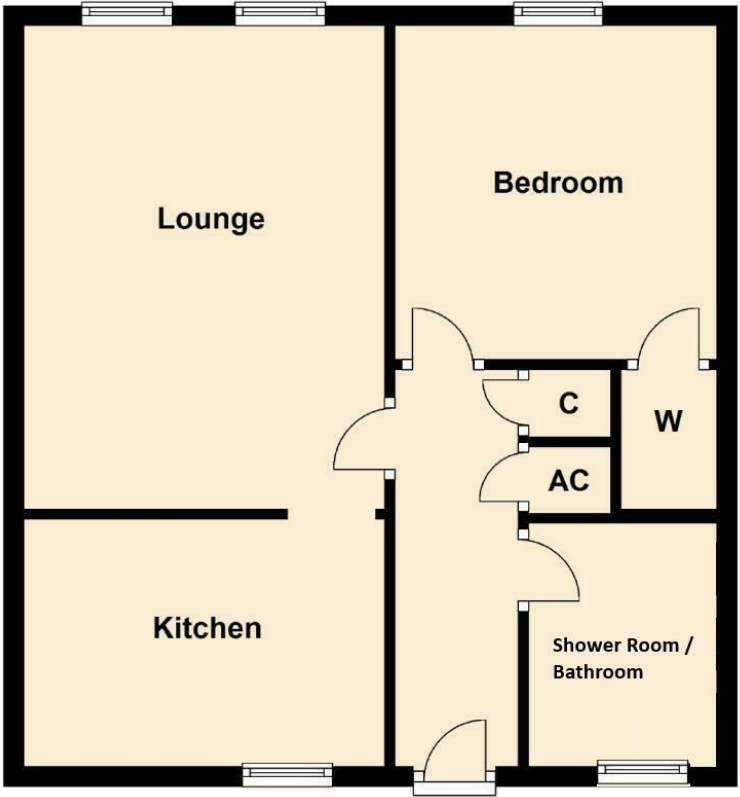




Floorplan

Ground Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



Total area: approx. 48.5 sq. metres (521.9 sq. feet)

General Information

Tenure
Leasehold

Fixtures & Fittings

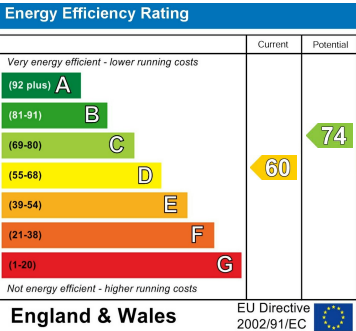
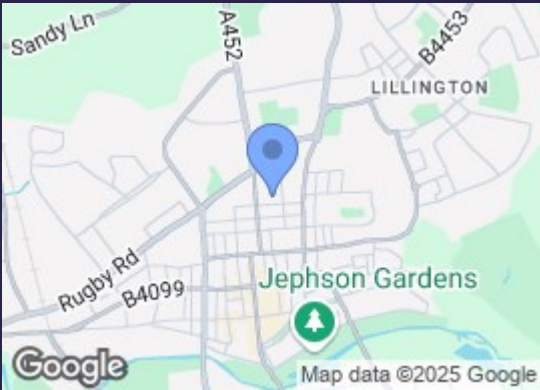
Services

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



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