



Flat 23 Oakfield House

Leamington Spa **CV32 5GD**

Price Guide £190,000



Flat 23 Oakfield House

Binswood Avenue

This beautifully presented retirement apartment is located in an extremely popular retirement development with delightful communal gardens set well back from an impressive tree-lined residential avenue just moments walk from the town centre of Leamington Spa. Located on the first floor, the apartment has lovely views of the grounds to both front and the back and is in great condition throughout. Having a generous entrance with two large storage cupboards and giving way to a well proportioned living room, re-fitted kitchen, dining room, large double bedroom and well equipped bathroom. There are parking areas to the front and rear of Oakfield House and communal facilities include warden, residents' lounge, laundry and guest suite.

LOCATION

Oakfield House forms part of a sought after development situated in one of Leamington's premier tree-lined residential avenues and being well placed for access to the town centre where there is a wide range of facilities. Leamington Spa offers a range of shops, cafes, restaurants and other facilities.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE

With entry telephone links to individual apartment, staircase and lift access to the:-

FIRST FLOOR

COMMUNAL HALLWAY

DOORWAY

With entry spy hole.

ENTRANCE HALLWAY

3.23 x 3.35 (10'7" x 11'0")
With pull cord system and panelled doors to all

accommodation, door to useful cloaks cupboard with hanging rail and shelf, dimplex night storage heater, further door to airing cupboard with slatted shelving.

LIVING ROOM

4.95 x 3.61 (16'3" x 11'10")
With twin upvc double glazed window to front elevation, coved cornicing, Creda electric night storage heater, central light point, TV point, double multi paned glazed doors through to a dining room which could also be a study or a second bedroom.

DINING ROOM

4.11 x 1.98 (13'6" x 6'6")
With matching upvc double glazed window to front elevation, coved cornicing, dimplex timed electric wall heater and central light point.

KITCHEN

Approached via archway from the living room, the kitchen has been refitted with a range of

cream shaker style wall and matching base units with wood block look working surface over, inset four point Ceran electric hob with concealed filter hood and mid level oven to side, space and plumbing for washing machine, space for tall fridge/freezer, under pelmet lighting, splash back tiling, one and a half bowl stainless steel sink drainer unit, upvc double glazed window to rear elevation, tiled floor, wall mounted dimplex panelled heater.

BEDROOM ONE

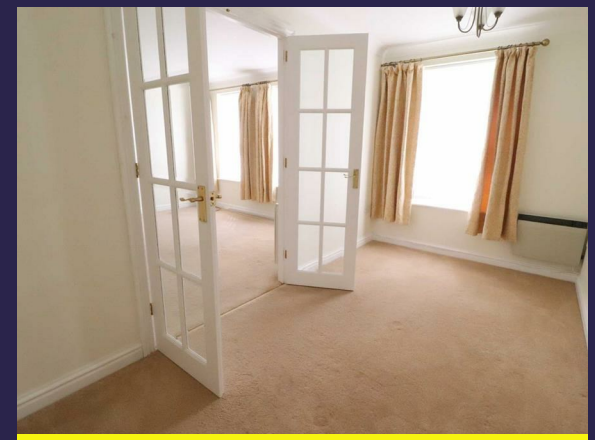
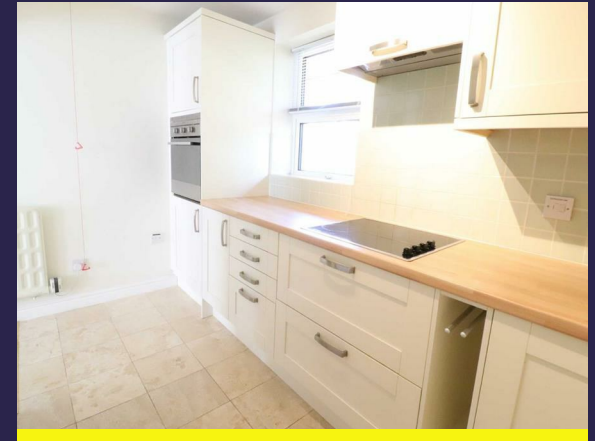
4.11 x 2.59 (13'6" x 8'6")
Good size double bedroom with wall mounted electric radiator, double glazed window, central light point, walk-in wardrobe with hanging rail and shelving.

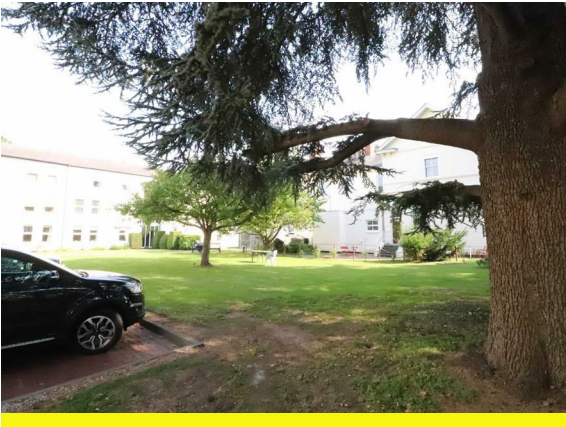
BATHROOM

Attractively refitted with a white suite including a large double shower cubicle with Bristan electric shower and control, being fully tiled, wash hand

Features

First Floor Apartment
Retirement Apartment Over 60's
Convenient Town Location
Immaculately Presented
Living Room and Dining Room
Refitted Kitchen
Large Double Bedroom
Lovely Communal Gardens
Parking Available

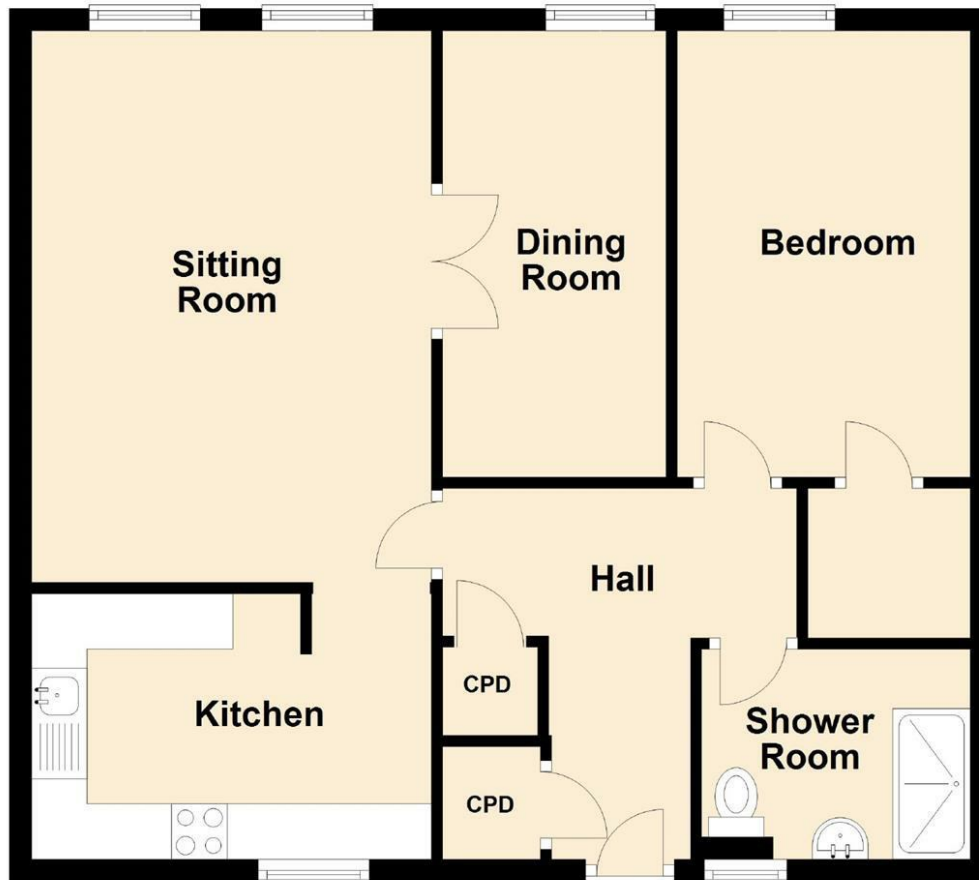




Floorplan

First Floor

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



General Information

Tenure

Leasehold

Fixtures & Fittings

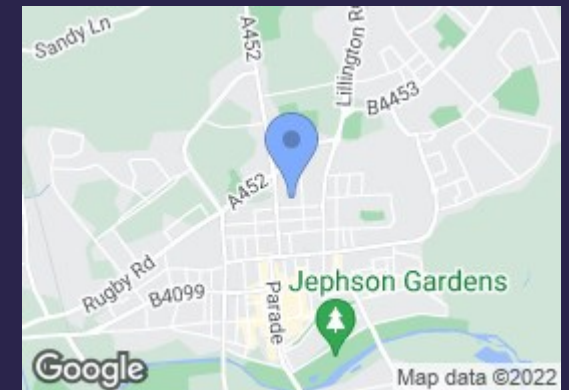
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that electricity, 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	82
EU Directive 2002/91/EC		

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