



35 Oakfield House

Leamington Spa **CV32 5GD**

Guide Price £150,000

35 Oakfield House

Binswood Avenue

This well 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 minutes walk from the town centre of Leamington Spa. Located on the second floor, the apartment is offered with no onward chain and has been decorated throughout with newly laid carpets. Having a generous entrance with two large storage cupboards and giving way to a well proportioned living room, well presented kitchen, one double bedroom and a 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. Overall this is a well presented and improved retirement apartment within a particularly popular development and location.

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 wide range of shops, cafes, restaurants and other facilities.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE LOBBY

The main reception area has secure entry door with key pad communication to all apartments, lift access, wardens office and seating for guests. There are lifts and staircase leading to the upper levels.

ON THE SECOND FLOOR

ENTRANCE HALLWAY

3.94m x 1.25m (12'11" x 4'1")
A welcoming a spacious entrance with new carpets and neutral decor, airing and storage cupboard, wall mounted electric storage heater and doors leading off to all rooms within the apartment.

LIVING/DINING ROOM

4.73m x 3.50m (15'6" x 11'5")
This well proportioned room which is nicely decorated with two large double glazed windows to the side aspect with green outlook, newly laid carpets wall mounted electric storage heater, coving to ceiling, TV point and opening into the kitchen.

KITCHEN

3.50m x 2.40m (11'5" x 7'10")
A well presented kitchen with vinyl flooring, an array of wall and base units, complimentary

timber effect work surfaces with tiled splash back areas, inset stainless steel sink, spaces and plumbing for all appliances and electric oven.

BEDROOM

3.18m x 3.23m (10'5" x 10'7")
A good sized double bedroom with double glazed window affording tree top views, electric wall mounted storage heater and access into a large storage cupboard offering good space for extra storage.

BATHROOM

1.83m x 2.37m (6'0" x 7'9")
Having vinyl flooring and tiled splash back areas, bath with electric shower over, wash hand basin and WC.

OUTSIDE

COMMUNAL GARDENS

Extending to the front of Oakfield House there is a large

Features

Second Floor Retirement Apartment
Sought After Location
Well Proportioned Reception
Green Outlook
One Double Bedroom
Bathroom
Communal Gardens
Communal Parking
No Onward Chain





Floorplan

Second Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



General Information

Tenure
Leasehold

Fixtures & Fittings

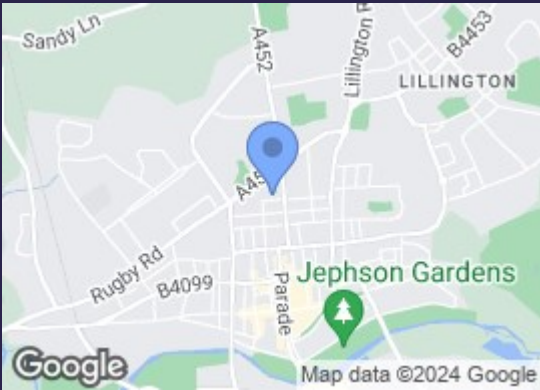
Services

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



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		
	83	86
England & Wales		EU Directive 2002/91/EC

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