



# Flat 50 Oakfield House, Binswood

Leamington Spa CV32 5GD

Guide Price £140,000

# Flat 50 Oakfield House,

Being positioned on the third floor of this purpose-built retirement complex and enjoying a westerly facing aspect, this is a one double-bedrooomed retirement apartment which is offered for sale with the benefit of no onward chain. The cleanly presented accommodation includes a comfortable lounge/dining room with kitchen off, together with one double bedroom and a re-fitted shower room with modern white fittings. Windows are UPVC double glazed and there is also electric heating. Externally there is an attractive communal garden area to the southerly facing front of the building, coupled with good communal parking to both the front and rear of Oakfield House. Additionally, there are good communal facilities including a residents' lounge, on-site manager and guest bedroom suite. It should be noted that the Oakfield House apartments are suitable for those aged 60 years and over.

## LOCATION

Oakfield House is exceptionally well positioned on one of North Leamington's prime residential avenues. The extensive range of facilities and amenities available within Leamington town centre are within walking distance, including Leamington's wide array of shops and independent retailers, restaurants, parks and artisan coffee shops. In addition, there are excellent local road links available including those to neighbouring towns and centres, with regular rail services operating to many destinations from Leamington Spa railway station.

## ON THE GROUND FLOOR

### COMMUNAL ENTRANCE AREA

Which is protected by a telephone/security entrance system and from which both stairs and lifts ascend to the third floor where a private entrance door gives access to the apartment itself and:-

### ENTRANCE HALLWAY

With electric storage heater, built-in cloaks/storage cupboard, further built-in cupboard which houses the hot water system and doors giving access to:-

### LOUNGE

4.70m x 3.51m (15'5" x 11'6") Which enjoys a westerly facing aspect with two UPVC double glazed windows, feature fireplace with tiled hearth and housing a glowing coal effect electric fire, electric storage heater and archway giving through access to:-

### KITCHEN

3.51m x 2.39m (11'6" x 7'10") Being fitted with a range of wood edged panelled style units comprising base cupboards and drawers with roll edged wood grain effect worktops over and tiled splashbacks, inset single drainer stainless steel sink unit, coordinating wall cabinets, space for electric cooker with

filter hood over, recess suitable for housing a fridge freezer and plumbing for washing machine.

### DOUBLE BEDROOM

3.23m x 3.12m (10'7" x 10'3") With large walk-in wardrobe/storage cupboard, UPVC double glazed window and electric radiator.

### SHOWER ROOM

2.36m x 1.63m (7'9" x 5'4") With partly ceramic tiled walls and modern white fittings comprising low level WC with push button flush, wash hand basin with mixer tap and integrated storage cupboard below, fitted shower tray with glazed screen and Triton electric shower unit, extractor, electric towel warmer and mirrored wall cabinet.

### OUTSIDE

### COMMUNAL GARDEN

Extending to the front of Oakfield House and enjoying a southerly facing aspect, is a

## Features

Third Floor Retirement Apartment  
Prime North Leamington Location  
Lounge/Dining Room  
Kitchen  
Double Bedroom  
Modern Shower Room  
Communal Gardens and Parking  
No Chain





## Floorplan



Total area: approx. 49.1 sq. metres (528.6 sq. feet)

## Contact us

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## Visit us

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## 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



## Energy Efficiency Rating

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