HAWKESFORD

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Residential
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Commercial

BINSWOOD AVENUE, LEAMINGTON SPA CV32 5GD

A TWO BEDROOM OVER 55'S APARTMENT, LOCATED ON THE POPULAR BINSWOOD AVENUE IN NORTH LEAMINGTON.

- NO CHAIN
- LOVELY ASPECT OVER BINSWOOD AVENUE
- TWO BEDROOMS
- LIVING ROOM
- KITCHEN
- BATHROOM
- ENTRANCE HALLWAY WITH TWO STORAGE CUPBOARDS
- LIVING ROOM DUAL ASPECT
- BEAUTIFUL COMMUNAL GARDENS
- ON SITE WARDEN AND A LIFT

2 BEDROOMS

OFFERS OVER £175,000

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk

Oakfield House is a very popular retirement development in a sought after location, set in beautiful communal gardens and situated on the highly thought of Binswood Avenue in North Leamington. Within an easy walk of the town center and local bus routes this property represents the perfect location for retirement. Within the block there is 24 hour security, a lift, communal reading area with kitchen. The communal areas are attractive and there is also secure parking and communal laundry.

This two double bedroom apartment is in good condition and provides a spacious dwelling. In brief, Hallway, Two Bedrooms, Kitchen, Living Room, Bathroom.

NO CHAIN

Front
The building is accessed via a communal door and is situated on the second floor leading to a private door into the hallway.

Entrance Hallway 11'2" x 10'1" (3.41 x 3.09)
Light point to ceiling, carpet, storage heater, smoke alarm to ceiling, Cloakroom and airing cupboard and access to all rooms within the apartment.

Lounge 17'0" x 11'9" (5.19 x 3.60)
Spacious living room. Two Double glazed windows to side aspect and one to the front, carpet, light point to ceiling, feature fire place, storage heater.

Kitchen 11'8" x 7'10" (3.57 x 2.40)
Accessed via the lounge, light point to ceiling, double glazed window to front aspect, space for cooker, space for fridge freezer, space for washing machine, sink, laminate flooring, kitchen work top with storage cupboards above and below.

Bedroom One 12'11" x 8'4" (3.94 x 2.55)
Double glazed window to side aspect, carpet and light point to ceiling, walk in wardrobe.

Bedroom Two 12'11" x 6'5" (3.94 x 1.96)
Built in wardrobes and storage space, carpet, light point to ceiling and double glazed window to side aspect.

Bathroom 7'7" x 6'0" (2.32 x 1.84)
Walk in shower, Sink with storage beneath, WC, light point to ceiling, heated towel rail, tiled walls and wall mounted electric fan heater.

Disclaimer
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services
For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings
Only those mentioned within these particulars are included in the sale price.

General Information
Services to the property - Mains water electricity are believed to be connected to the property.

Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band
The Council Tax Band is C.

Tenure
We believe the property to be leasehold with 67 years left on the lease. We believe the service charge to be £215pcm..

Viewings
Strictly by appointment through Hawkesford on 01926 438123

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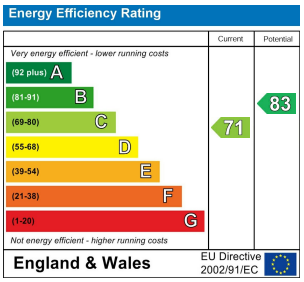
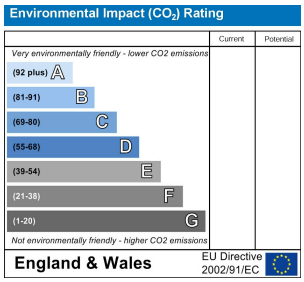
SIEMENS

Total area: approx. 61.1 sq. metres (658.1 sq. feet)