

BINSWOOD AVENUE, LEAMINGTON SPA CV32 5GD



- TWO BEDROOMS
- MODERN BATHROOM
- MODERN KITCHEN
- SPACIOUS SITTING ROOM WITH DUAL ASPECT WINDOWS
 - NORTH LEAMINGTON
 - COMMUNAL GARDENS
 - SECURE ENTRY SYSTEM
 - OFF ROAD PARKING
- WALKING DISTANCE TO TOWN CENTRE

2 BEDROOMS

PRICE GUIDE £185,000

A very well presented two bedroom apartment, located on Binswood Avenue, North Leamington. The property is within walking distance of bus stops and the town centre.

This particular apartment has been lovingly improved by the current owner and has a modern bathroom and kitchen. The apartment benefits from a very light and airy feel with the main reception area having four windows in total.

Another benefit is the location within the complex, top floor. Also located right at the end of the hallway, so less passing by.

Oakfield House is a purpose built development of retirement apartments for the over 60's, being conveniently sited close to the town centre and all amenities. The development is surrounded by pleasant communal grounds and provides an excellent range of communal facilities associated with retirement living including a guest suite and an on-site manager. Specifically designed for the over 60's, Oakfield House has proved to be very popular.

Front

Oakfield House is accessed from Binswood Avenue, leading to the communal secure front entrance. This apartment is located on the third floor.

Entrance Hallway 11'3" x 10'1" (3.44 x 3.09)

This is a spacious entrance hallway that benefits from two storage cupboards and loft access, which is fully insulated and part boarded. Access to both bedrooms, bathroom and reception areas.

Sitting Room 16'3" x 11'9" (4.96 x 3.60)

With dual aspect double glazed windows to the front and side aspect, storage heater and light point to ceiling - through access into the kitchen area.

Kitchen 11'9" x 7'10" (3.60 x 2.39)

A modern and well appointed kitchen with two double windows to the front aspect and spotlights to ceiling. Integral oven and grill, induction hobs, space for all white goods including washing machine, fridge/freezer and dish washer. Multiple storage units above and below the kitchen worktop.

Bedroom One 13'6" x 8'4" (4.12 x 2.55)

With a double glazed window to the side aspect, light point and built in storage cupboard.

Bedroom Two 13'6" x 6'6" (4.12 x 1.99)

With a double glazed window to the side aspect, light point and fitted wardrobe

Bathroom 6'5" x 5'8" (1.98 x 1.75)

The bathroom has a walk in shower, heated towel rail, light points, sink with built in storage and WC.

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.

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Fixtures and Fittings

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

General Information

Services to the property - Mains water, gas and 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

The property is leasehold and we are informed there is circa 50 years left on the lease but as ever please check this during the conveyancing.

Viewings

Strictly by appointment through Hawkesford on 01926 438123



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	66	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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