

BINSWOOD AVENUE, LEAMINGTON SPA CV32 5GD



A DELIGHTFUL ONE BEDROOM APARTMENT WITHIN A POPULAR RETIREMENT COMPLEX.

- NO CHAIN
- WALKING DISTANCE TO TOWN CENTRE
- SUPERB ONE BEDROOM APARTMENT
 - BATHROOM
 - KITCHEN
 - LIVING ROOM
 - BALCONY
- COMMUNAL GARDENS

1 BEDROOMS

£172,500

A delightful one bedroom retirement apartment within the popular Oakfield House development on Binswood Avenue.

This apartment has been modernised to an excellent standard throughout and has combined a modern feel whilst maintaining the warmth of the apartment. With a mesmerising modern kitchen installed recently and a new bathroom, there is little if anything for a new owner to worry about.

This particular apartment is also the only one of three within the whole development that benefits from a balcony.

Binswood avenue is within walking distance of the town centre and has strong bus routes. The development has a lift, communal social areas and lovely communal gardens, as well as first come first serve parking at the back and front of Oakfield House.

The apartment is being sold with no onward chain.

Front

Binswood Avenue lies off Kenilworth Road, just a short distance north of central Leamington Spa and within walking distance of town centre amenities including Leamington's wide array of shops and independent retailers, parks, restaurants and artisan coffee shops. In addition, there are good local road links available including those to neighbouring towns and centres whilst Leamington Spa railway station provides regular rail links to numerous destinations.

Kitchen 11'5" x 7'6" (3.5 x 2.3)

A superb newly installed kitchen that benefits from good storage, above and below the kitchen worktop. With spotlights to the ceiling, integrated dishwasher, oven/grill, space for a large fridge/freezer, washer/dryer and induction hobs.

Bathroom 7'6" x 5'2" (2.3 x 1.6)

Benefiting from a walk in electric shower, light point. heated towel rail, sink with storage, WC and storage space.

Entrance Hallway 12'9" x 3'10" (3.90 x 1.19)

Spacious entrance, providing access to all rooms. The hallway has a modern electric radiator, light point and storage cupboards, as well as the intercom phone system.

Bedroom 10'5" x 10'2" (3.2 x 3.1)

Having Upvc double glazed window to rear, single ceiling light point and wall mounted heater. There is also a large storage cupboard

Large Storage Cupboard 4'7" x 3'7" (1.4 x 1.1)

Having single ceiling light point.

Living Room 15'5" x 11'5" (4.7 x 3.5)

Having Upvc sliding patio door giving access onto the balcony which gives views over communal gardens, wall mounted fire, single ceiling light point and access through to the kitchen.

Outside

Oakfield House has beautiful communal grounds, available for all residents to appreciate, there are areas to sit in and enjoy the surroundings. There is parking to the front from Binswood Avenue and also parking to the rear from Arlington Avenue.

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 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, we await further information but the last annual accounts show a service charge of £193pcm and peppercorn ground rent.

Viewings

Strictly by appointment through Hawkesford on 01926 438123









Ground Floor

Approx. 49.5 sq. metres (532.3 sq. feet)



Total area: approx. 49.5 sq. metres (532.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			69
(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		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	

www.hawkesford.co.uk t: 01926 430 553 e: leamington@hawkesford.co.uk