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Oakfield House
Binswood Avenue CV32 5GD

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ZERO DEPOSIT SERVICE OFFERED *AVAILABLE NOW* *MUST SEE* A beautiful modern two bedroom second floor apartment in a retirement development, located in the sought after area of north Leamington Spa. Comprising of a good size living room with an integrated Echo Loop System for anyone with a hearing impairment, a kitchen with appliances, a double bedroom with a built-in wardrobe, a single bedroom and a bathroom with a shower. There is also a secure intercom/safety unit. The development offers communal gardens, communal drying facilities and there is also a communal lounge area on the ground floor. There is CCTV in the communal areas throughout and there is also in-house management offered via the live-in warden who occupies one of the apartments. Allocated parking is available. This property is located within walking distance to the town centre and has good bus links. Pets no. Students no. Children no. PART-FURNISHED. Energy rating C.

PLEASE NOTE THAT THIS IS A RETIREMENT PROPERTY AND AT LEAST ONE TENANT WILL NEED TO BE SIXTY YEARS OF AGE OR OLDER. IT IS A REQUIREMENT THAT ANY PROSPECTIVE TENANT MEETS THE WARDEN PRIOR TO ANY CONTRACTUAL AGREEMENT BEING AGREED.

selling quality
property since 1995

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Dimensions



Floor Plan

Location Map



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

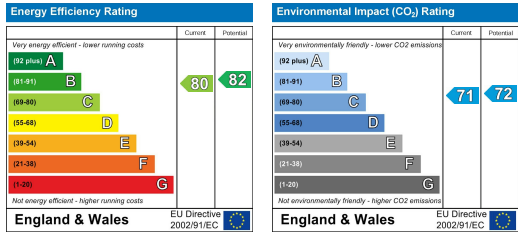
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

EPC



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