

**Auction**

## 1 bed retirement property to buy in CV32

Binswood Avenue, Leamington Spa,  
Warwickshire, CV32 5GD

**£60,000** Starting Bid

 x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Spacious Retirement Apartment for Over 60's
- ✓ 1 Double Bedroom
- ✓ Recently Finished Galley Kitchen
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Built in the late 20th century and enviably positioned in a prestigious North Leamington Spa setting, Oakfield House is a well-regarded retirement development exclusively for residents aged 60 and over. The building is ideally placed for convenient access to the town centre, while also offering beautifully maintained communal gardens, a residents' lounge, guest suite, and communal parking.

This well-presented second-floor apartment is offered for sale with no onward chain and provides comfortable, low-maintenance living with both lift and stair access.

A welcoming communal entrance hall leads to the apartment. Inside, the accommodation comprises a central hallway connecting all rooms. At the heart of the home lies a bright reception room with space for both sitting and dining, and large double-glazed windows framing views across the communal gardens.

A neatly presented kitchen adjoins the reception space, fitted with a range of cabinets and work surfaces, while the spacious double bedroom offers ample room for furnishings. Completing the accommodation is a modern shower room.

Externally, the development enjoys attractive south-facing communal gardens, thoughtfully landscaped and maintained to a high standard. Residents also benefit from communal parking along with a warm and friendly community environment fostered by Oakfield House's shared facilities.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 59

Annual Service Charge Amount: £2,329.00

Price: Starting Bid £60,000

Property Type: Retirement property

Parking: Communal

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

# Oakfield House, Binswood Avenue, CV32

Approximate Gross Internal Area  
517 sq ft - 48 sq m



## SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Binswood Avenue, Leamington Spa, Warwickshire, CV32 5GD

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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