



Oakfield House, Binswood Avenue, CV32
£135,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is delighted to bring to market this well-presented one-bedroom, one-bathroom retirement apartment, ideally located within the highly regarded Oakfield House development in North Leamington Spa.

Positioned on the second floor with both lift and stair access, the property enjoys attractive views over the communal gardens and offers comfortable, low-maintenance living exclusively for residents aged 60 and over. Offered for sale with no onward chain, it represents an excellent opportunity to secure a peaceful and welcoming home in a sought-after setting.

Material Information:

Council Tax: Band C

Local Authority: Warwick District Council Broadband: Ultrafast
Broadband Available (Checked on Ofcom Sept 2025)

Mobile Coverage: Limited Coverage (Checked on Ofcom Sept 2025)

Heating: Electric Heating

Listed: No | Tenure: Leasehold (Roughly 59 years)

Service Charge: £2,329.80 PA | Ground Rent: N/A









The Finer Details

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.















About the Area

Oakfield House is enviably positioned on the prestigious, tree-lined Binswood Avenue in the heart of Royal Leamington Spa.

The Parade, Leamington's main high street, is just a short 10-minute walk away (0.3 miles) and offers an excellent selection of restaurants, cafés, shops, and leisure facilities. Green spaces are also close at hand, with the renowned Jephson Gardens (0.8 miles) and Victoria Park (1.1 miles) both within easy reach. The Royal Pump Rooms, home to an art gallery, museum, library, and assembly rooms, sit at the southern end of The Parade (0.9 miles).

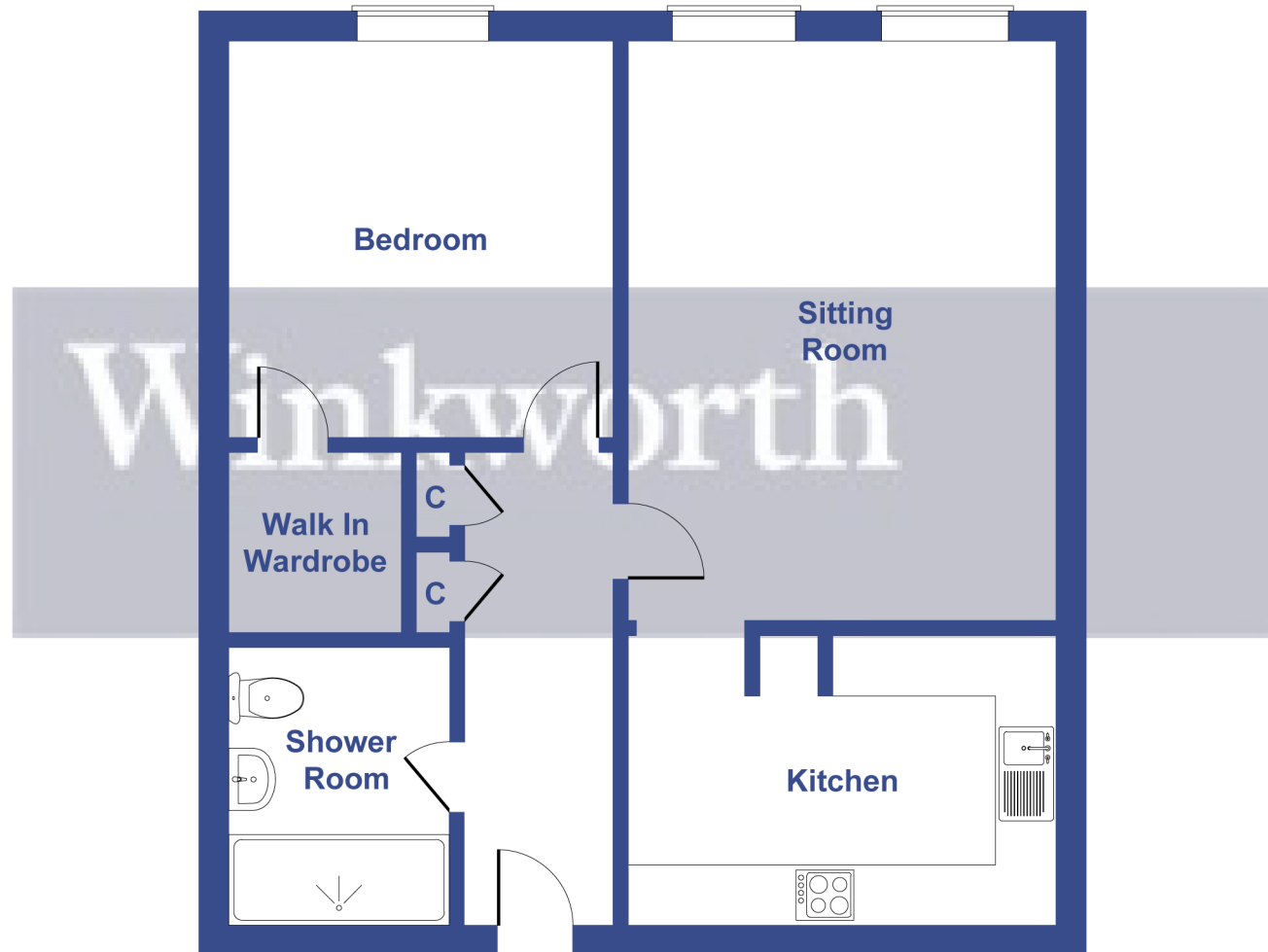
For commuters, Leamington Spa train station is a 5-minute drive or around 20 minutes on foot (1.3 miles), providing direct services to London Marylebone (1 hour 20 minutes) and Birmingham stations (33 minutes). The town also benefits from excellent road links via multiple junctions of the M40, making travel to London and the wider West Midlands straightforward.

Birmingham International Airport is just 32 minutes away by car, offering both domestic and international flights.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.





Winkworth Leamington Spa
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY
leamingtonspa@winkworth.co.uk

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