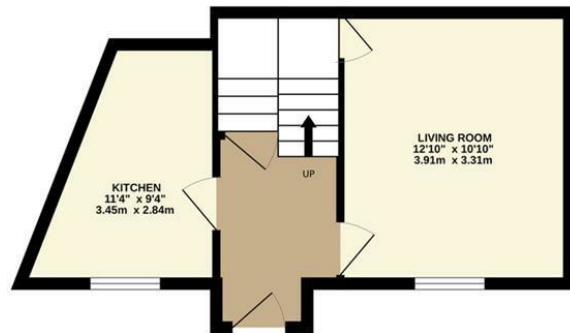


# Rosefield Cottage Lillington

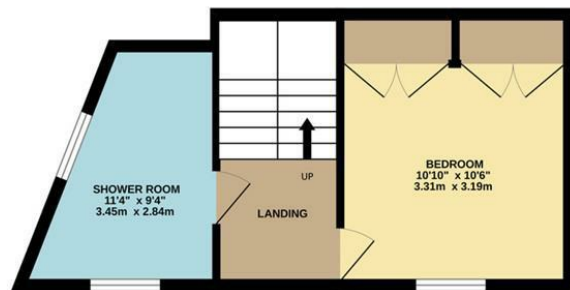
Guide Price £299,950

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GROUND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



FIRST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq.ft. (55.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Rosefield Cottage is an absolutely stunning one bedroom property, in the highly sought after Audley Binswood retirement development. Refurbished in 2019, it briefly comprises entrance hall, downstairs w.c. a beautiful modern kitchen with NIEFF appliances including dishwasher, and light and airy living room with storage cupboard. Upstairs is a stunning double bedroom with vaulted ceiling, a shower wetroom, and built in wardrobes.

Binswood offers balanced accommodation providing both support and independence, whereby the owner of this particular property can use the service offered by Audley as much or a little as they would like. Located less than 0.25 mile walk to Leamington's parade, with its array of shops, cafes and restaurants Audley themselves can provide a high quality à la carte restaurant, bistro, cafe, a library, gym with inhouse instructor and a pool. Each home provides an intuitive alarm system allowing for welfare checks to be carried out by management, without being overly intrusive, ensuring an issue can be flagged extremely quickly, 24 hours a day. There are also high quality guest suites that can be rented should the owner wish to accommodate overnight visitors.

Council Tax Band - C

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