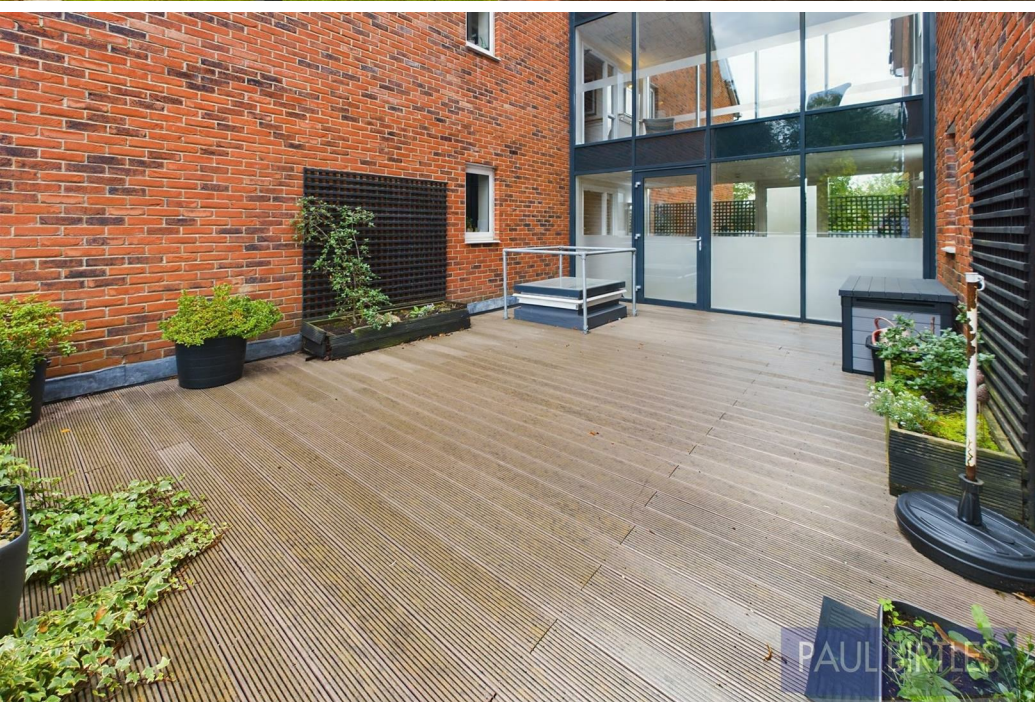




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Oakfield Court, 44 Crofts Bank Road  
Urmston  
M41 0AA

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# Apt 21 Oakfield Court

## 44 Crofts Bank Road

### Urmston

#### M41 0AA



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## £149,999

**\*COMPETITIVELY PRICED\*** A really spacious first floor apartment for persons aged 70 and above. Fantastic private outside space having a large balcony. Occupying a superb location adjacent to the many and varied facilities available within Urmston town centre. Large lounge/dining room. Fitted kitchen with appliances. Double bedroom with large storage facility off. Well appointed shower room/WC. Well situated within the development with a pleasant outlook. Various facilities are available within the development to include an estate manager, an on-site restaurant, 24 hour emergency call service and a guest suite for visiting family/friends. Tailored care packages can be arranged extra cost. A monthly service charge is payable of £690.51 per calendar month. A Ground Rent is payable of £435 per annum. Must be viewed to be appreciated. No ongoing vendor chain. Leasehold for the residue of 125 years from 01/06/2015. Development constructed by McCarthy and Stone.

#### Entrance Hall

With a substantial storage cupboard off.

#### Shower Room/WC

With a shower area, low level WC and wash and basin with storage cupboards below. Tiled decor, Dimplex wall heater and an extractor fan. Mirror fitment with light and shaver point adjacent.

#### Double Bedroom

With a Dimplex heater and a double glazed window. Substantial walk-in storage/wardrobe facility off.

#### Lounge/Dining Room

With a Dimplex storage heater. A coal effect fire is set within a most attractive feature fireplace. Double glazed double doors with a Juliet balcony provide a pleasant view and ventilation. Additional double glazed door to a really good sized outside space. Double doors to:

#### Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated fridge and freezer. Double glazed window, tiled areas and an extractor fan.

#### Outside

The development stands within well tended communal grounds that incorporate parking areas for residents and visitors. An additional charge is made for a parking space for residents.

#### About The Development

Oakfield Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's. The development consists of 51 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring. As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration. Open every day between 10am till 4pm is our bistro restaurant serving tasty and nutritious meals for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. Oakfield Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

#### Service Charge

The service charge covers:

Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- On-site Estate Manager
- Half an hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Intruder alarm system

#### Additional Information

Car Parking Permit Scheme-Subject To Availability - Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

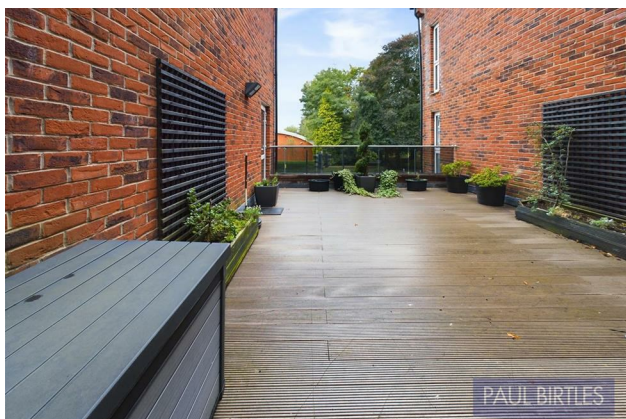
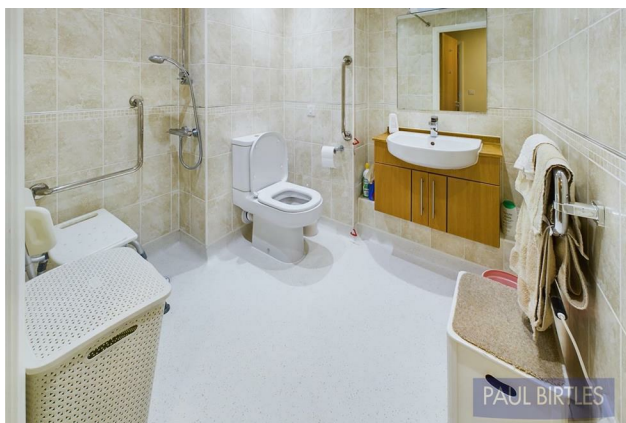
Leasehold Information - Lease Length: 125 years from 2015

Ground rent: £435 per annum

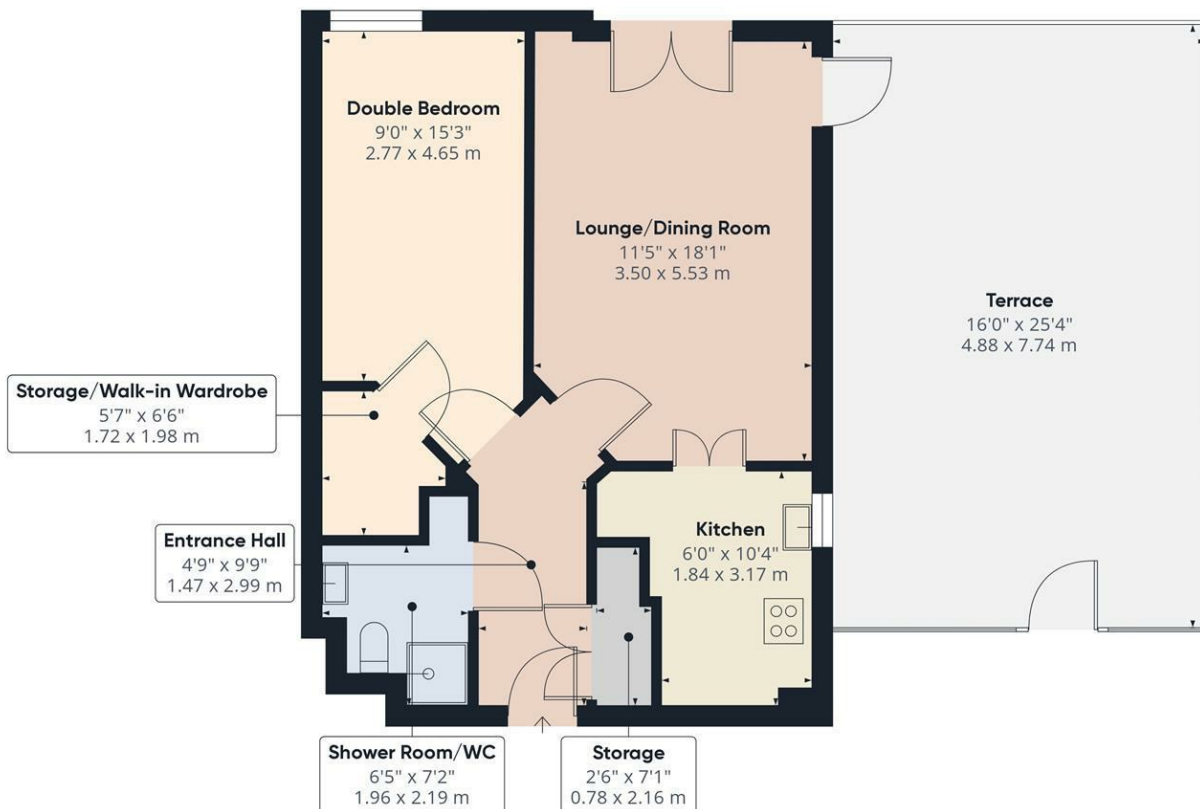
Ground rent review date: June 2030

Managed by: Your Life Management Services

It is a condition of purchase that residents must meet the age of 70 years and over.







Approximate total area<sup>(1)</sup>

584.7 ft<sup>2</sup>  
54.32 m<sup>2</sup>

Balconies and terraces

406.55 ft<sup>2</sup>  
37.77 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>	88	88
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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