



Contact

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Oakfield Court
44 Crofts Bank Road
Urmston
M41 0AA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 50
Oakfield Court
44 Crofts Bank Road
Urmston
M41 0AA

£1,250 Per Calendar Month



AVAILABLE NOW ***A REALLY SPACIOUS THIRD FLOOR APARTMENT FOR PERSONS AGED 70 AND ABOVE*** Occupying a superb location adjacent to the many and varied facilities available within Urmston town centre. Spacious lounge/dining room. Fitted kitchen with appliances. Double bedroom with walk-in wardrobe. Well appointed shower room/WC. Well situated within the development. 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. Development constructed by McCarthy and Stone. Must be viewed to be appreciated. Approx 551 sq ft. Virtual Tour Available.

Entrance Hall

With a storage cupboard off. Door entry control point.

Lounge/Dining Room

A spacious room providing ample living and dining space. Double glazed window to the rear. Feature electric fire set within a most attractive surround. Electric radiator. Door to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a stainless steel sink unit. Built-in waist height oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Double Bedroom

With a walk-in wardrobe with hanging rails. Double glazed window to the rear.

Shower Room

A spacious wet room with spotlighting tiled areas and extractor. Heated towel rail. Walk-in shower area, low level WC and wash hand basin/vanity unit with storage space below.

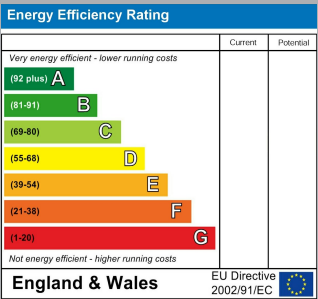
About The Development

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 residents

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 residents 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.

Additional Information

Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities
A security deposit of the equivalent of months rent will be payable prior to the tenancy start date.
No Smokers
No Pets
Tenant(s) income no less than monthly rent x 30 (£37,500). All application subject to approval by the development.



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT