

**Urmston Office**

0161 747 1177  
1 Crofts Bank Road, Urmston  
M41 0TZ

 @homeinurmston

**Stretford Office**

0161 871 3939  
145 Barton Road, Stretford  
M32 8DN

 @homeinstretford

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ

 @homeinmonton



## Apartment 51 Oakfield Court Crofts Bank Road Urmston M41 0AA Offers over £145,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this one double bedroom retirement apartment situated in the luxurious Oakfield Court in Urmston. Boasting lifts to all floors, a residents bistro & a town centre location making an early viewing essential. Situated on the third floor, the accommodation comprises welcoming hallway, lounge, modern fitted kitchen, the double bedroom & a three piece wet room. The property is warmed by electric heaters & is fully uPVC double glazed. Benefiting from beautiful communal gardens to the side & the rear. Oakfield Court offers clients independent living while still having the security of staff on site, bistro and residence lounge. For more information or to book a viewing call the team at HOME.

- Town centre location
- Fitted kitchen
- Residents bistro
- Sold with no vendor chain
- Retirement assisted living
- Wet room
- Residents lounge
- Lounge
- Lifts to all floors
- Communal gardens



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homestateagents.com](http://www.homestateagents.com)

### Hallway

Door from the communal hallway. Large built in storage cupboard.

### Lounge 19'1" x 10'3" (5.83m x 3.13m )

uPVC double glazed window and electric heater. Feature fireplace housing an electric fire. Double doors leading to the kitchen.

### Kitchen 10'3" x 7'11" (3.13m x 2.43m )

A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Integrated fridge freezer. Incorporating a single unit sink. Tiling to compliment and splash tiling.

### Wet room 6'4" x 8'9" (1.94m x 2.67m )

A three piece suite comprises low level WC, wash hand basin with storage below and large walk in shower. Tiling to compliment.

### Bedroom 12'2" x 13'1" (3.73m x 4.00m )

uPVC double glazed window to the rear and electric heater. A built in mirrored wardrobes with ample hanging and shelving space.

### Externally

Benefiting from beautiful communal gardens to the side and the rear.

### Management information

We have been advised by our client that the monthly management charge is £520.00. This includes maintenance of the communal areas, 24 hour emergency contact points, subsidised bistro and in house warden.

### The benefits of Oakfield Court

As quoted by McCarthy and Stone, the benefits of Retirement Living, with additional help available for an extra charge. This is ideal if you want to continue living independently, but with the peace of mind of knowing there's help at hand in an emergency.

Residents can benefit from tailor-made support packages and some domestic help each week. You decide which chores – such as cleaning, grocery shopping and running errands – you want us to take care of. This will leave you with more free time to socialise and enjoy the finer things in life, such as art classes and leisurely walks in our fabulous landscaped gardens.

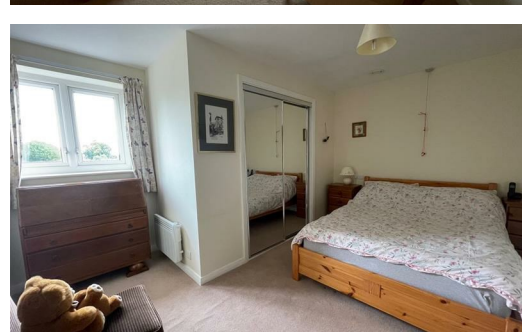
Why clients chose Oakfield Court:

- \* Your own apartment in a safe community
- \* A chef-run restaurant or bistro on-site
- \* Domestic assistance - the team can even take care of your laundry too, if that becomes a struggle
- \* Tailored care and support, for all the help you need
- \* An Estate Manager who takes care of the development and staff
- \* A 24-hour emergency-call service, for added peace of mind
- \* Stunning gardens all year round, without you needing to lift a finger when it comes to their upkeep
- \* Great-value guest suite for when family and friends visit (for an extra charge of around £25 a night)

Note: Extra charges apply for laundry, care packages and meals provided in the restaurant or bistro.

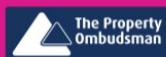
### Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.

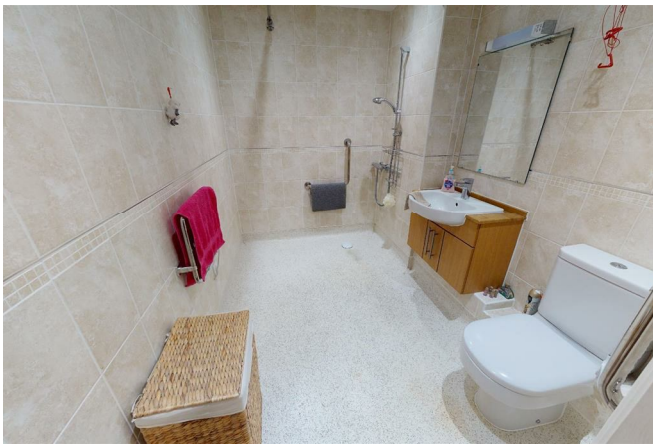


LOCAL EXPERTS THAT GET YOU MOVING

 [www.homeestateagents.com](http://www.homeestateagents.com)



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



**LOCAL EXPERTS THAT GET YOU MOVING**

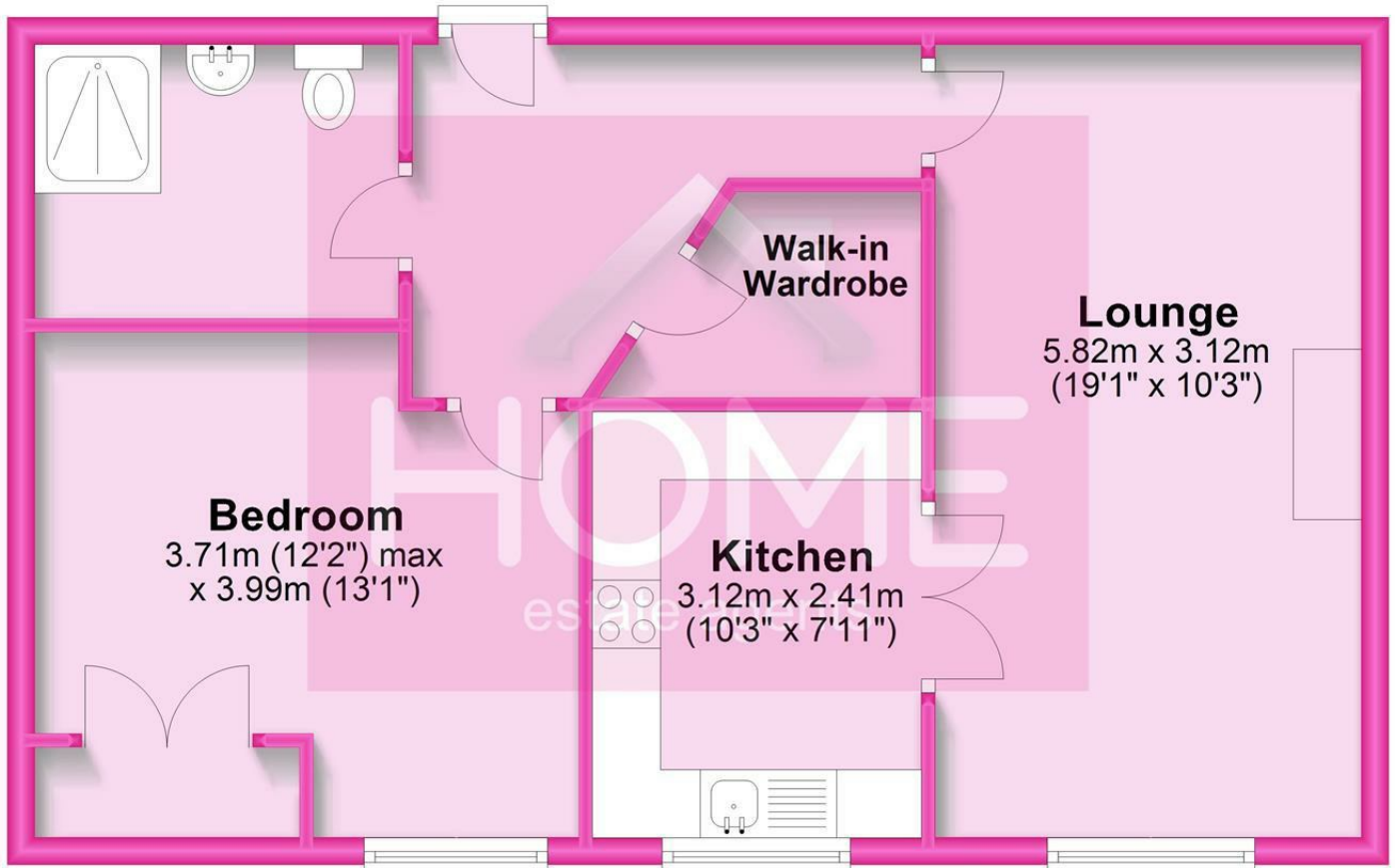
 [www.homestateagents.com](http://www.homestateagents.com)



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

# Ground Floor

Approx. 56.3 sq. metres (606.5 sq. feet)



Total area: approx. 56.3 sq. metres (606.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**LOCAL EXPERTS THAT GET YOU MOVING**

[www.homeestateagents.com](http://www.homeestateagents.com)



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
 Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553