



## Apartment 34 Oakfield Court Urmston Manchester M41 0AA

### £169,999

VIRTUAL VIEWING! HOME ESTATE AGENTS our privileged to offer for sale this beautifully appointed one double bedroom second floor retirement apartment situated within the luxurious surroundings of Oakfield Court. This impressive McCarthy and Stone development situated in the heart of Urmston town centre, must be viewed to be fully appreciated. In brief the property comprises welcoming hallway, spacious lounge, modern kitchen, three piece wet room and the double bedroom. The property is warmed by electric heaters and UPVC double glazed. Oakfield Court boasts a bistro/restaurant and residence lounge. There are lifts to all floors and well maintained gardens. Oakfield Court offers assisted living packages if required while still retaining the independence of your living within your own home. Ideally placed to enjoy the ever growing mean it is of the area, transport links and Trafford General Hospital. To book your viewing call the team at HOME.

- Town centre location
- Lifts to all floors
- Lounge
- Beautiful gardens
- Luxurious retirement living
- Ensuite bistro
- Spacious kitchen
- One bedroom
- Spacious residents lounge
- Wet room

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### Hallway

Door from communal hallway. Large built in storage cupboard.

### Lounge 18'9" x 11'8" (5.73m x 3.57m)

uPVC double glazed doors with Juliet balcony. Wall mounted electric fire with electric heater.

### Kitchen 10'5" x 6'6" (3.18m x 2.00m)

uPVC double glazed window. A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Integrated fridge freezer and space for other appliances. Incorporating a single unit sink with mixer tap. Wine rack, tiled floor and splash tiling.

### Bedroom 18'6" x 9'3" (5.64m x 2.84m)

uPVC double glazed window and electric heater. There is a large walk in wardrobe with ample hanging and shelving space.

### Wet room

A three piece suite comprises low level WC, vanity wash hand basin and walk in shower. Tiling to compliment, towel radiator and extractor.

### Externally

The gardens are beautifully maintained with a mixture of flat pathways, lawned areas and patio areas.

### Management information

We have been advised by our clients that the property is Leasehold with a monthly management fee of £520.00. This includes the maintenance of the communal areas, staffing within the development and the running of the Bistro/restaurant.

### 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.



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Company Registration numbers: Monton - 9262084, Urmston - 04331861, Stretford - 08259553



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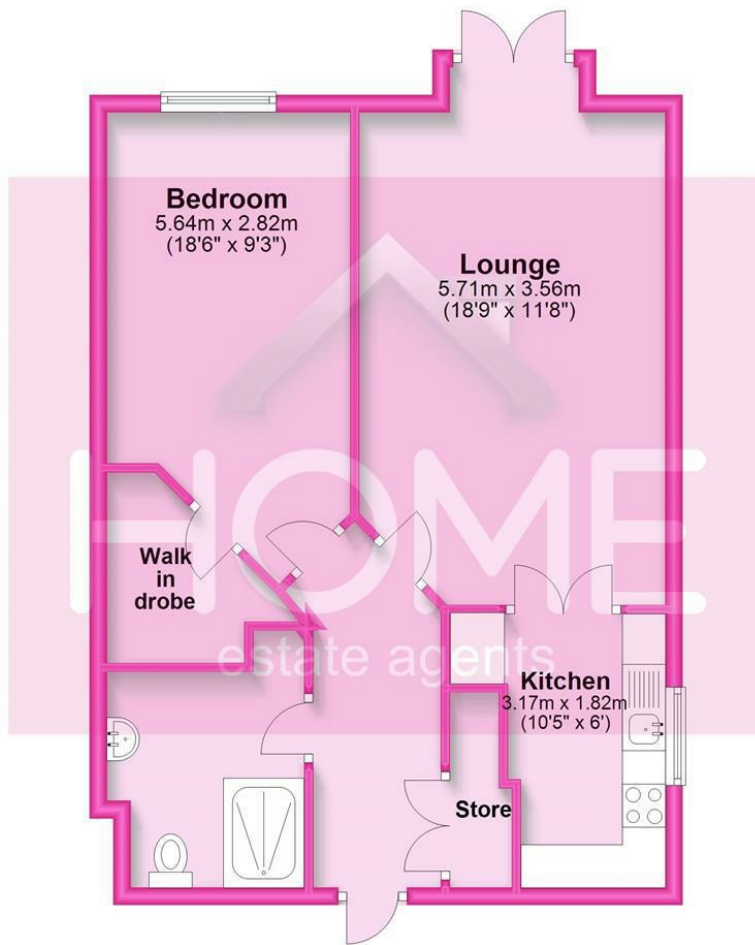
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## Ground Floor

Approx. 59.0 sq. metres (635.3 sq. feet)



Total area: approx. 59.0 sq. metres (635.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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