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Apartment 29 Oakfield Court Crofts Bank Road Urmston M41 0AA

£155,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this stunning one double bedroom second floor retirement apartment situated in the modern Oakfield Court. A McCarthy & Stone development situated in the heart of Urmston town centre. In brief the spacious accommodation comprises welcoming hallway, lounge, modern fitted kitchen, 'wet room' shower room, the double bedroom which boasts a walk in wardrobe. The gardens are beautifully maintained with a mixture of flat pathways, lawned areas and patio areas. Within Oakfield Court there is a Bistro, regular entertainment for residents & a family guest suite if required for an additional nightly amount. If you are looking for style, quality & a popular location be sure to book your viewing. Being sold with no vendor chain. To book your viewing call the team at HOME.

- Luxury retirement apartment
- 2nd floor
- Lifts to all floors
- Bistro & residents lounge
- One double bedroom
- Lounge
- Fitted kitchen
- Wet room
- Town centre location
- Being sold with no vendor chain



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Hallway 8'9" x 7'8" (2.69m x 2.35m)

Door from the communal hallway. Large built in storage cupboard. Intercom and emergency call point.

Lounge 15'10" x 16'5" (4.83m x 5.01m)

uPVC double glazed window. Feature fireplace housing an electric fire, electric heater and television point.

Kitchen 7'1" x 11'3" (2.16m x 3.45m)

Velux window with electronically controlled opening A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Integrated fridge freezer. A single unit sink with mixer tap, splash tiling and tiled floor.

Bedroom 10'2" x 16'5" (3.12m x 5.02m)

uPVC double glazed, electric storage heater and emergency pull cord. A walk in wardrobe with ample hanging and shelving space.

Wet room 6'7" x 7'8" (2.03m x 2.35m)

A three piece suite comprises low level WC, vanity wash hand basin and walk in shower. Tiled to compliment, spot lights, electric towel radiator and extractor fan.

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 £520.41. 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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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Manton - 9262084 Urmston - 04331861 Stretford - 08259553



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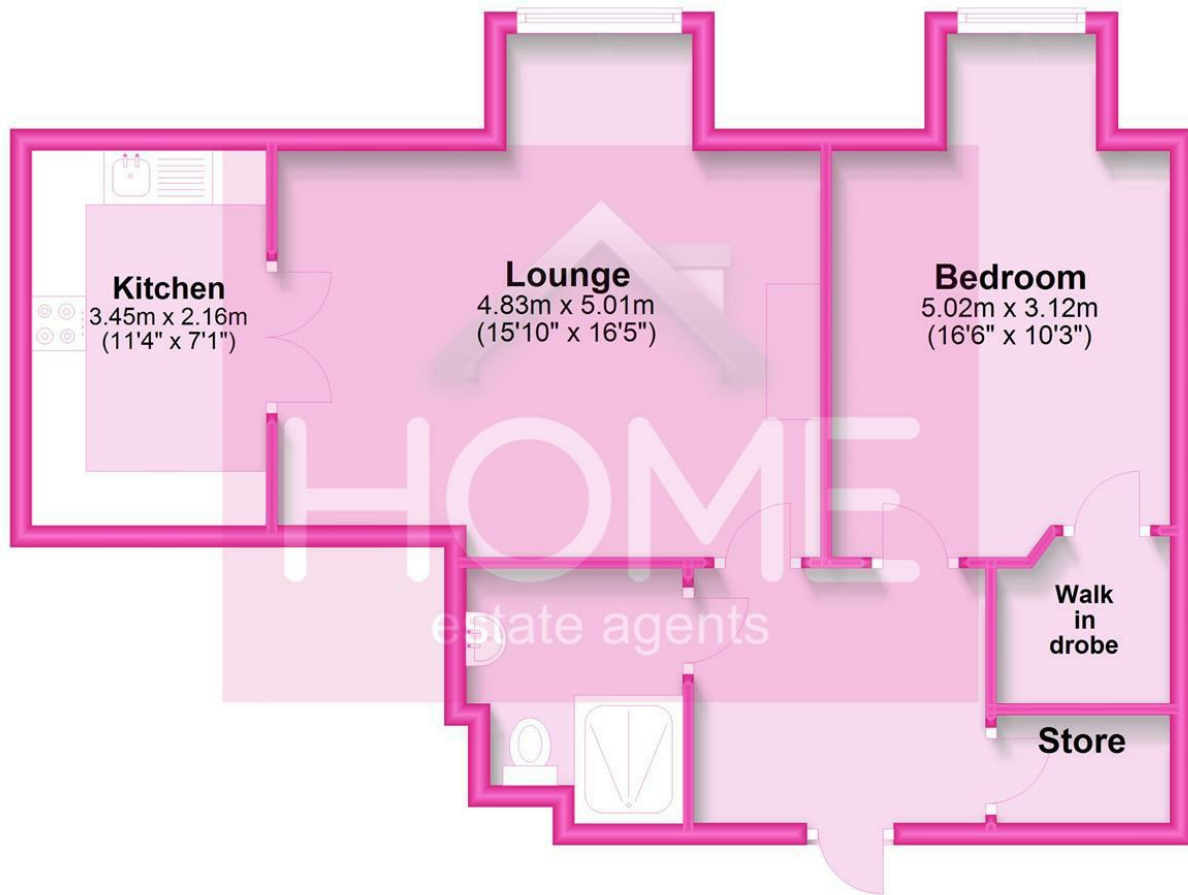
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Ground Floor

Approx. 56.4 sq. metres (606.6 sq. feet)



Total area: approx. 56.4 sq. metres (606.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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