



Apartment 21 Oakfield Court Crofts Bank Road Urmston M41 0AA

£169,999

HOME ESTATE AGENTS are proud to offer for sale this beautifully presented one double bedroom, first floor retirement apartment situated in the luxurious Oakfield Court in Urmston. Boasting a private roof terrace this really is not a regular retirement apartment. In brief the accommodation comprises welcoming hallway, spacious lounge, generous fitted kitchen, the double bedroom, walk in wardrobe & wet room. The apartment is one of only three in the development that benefits from its own private roof terrace. The terrace is accessed from the lounge & is southerly facing. The property is warmed by electric heater & is uPVC double glazed. Oakfield Court benefits from a residents Bistro, laundry room & stunning maintained gardens. Sold with no vendor chain & therefore making an early completion possible if desired. The development benefits from lifts to all floors. Perfectly placed for all of Urmston amenities & transport links. To book your viewing call the team at HOME.

- No vendor chain
- Private roof terrace!
- First floor
- Luxury retirement living
- Town centre location
- Lifts to all floors
- Communal bistro & residents lounge
- Beautiful gardens
- Lounge, kitchen & wet room
- Generous double bedroom

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Hallway

Door from the communal hallway. Built in storage cupboard.

Lounge 18'8" x 11'8" (5.70m x 3.56m)

uPVC double glazed doors leading to the Juliet balcony. uPVC double glazed door leading to the private balcony. Feature fireplace, back and hearth housing an electric fire. Electric storage heater. Double doors leading to the kitchen.

Private roof terrace

Southerly facing and access from the lounge.

Kitchen 9'0" max x 10'8" (2.74m max x 3.25m)

uPVC double glazed window to the side. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap and splash tiling. Integrated hob, oven and extractor fan. Integrated fridge and freezer. Tiled floor.

Bedroom 18'8" x 12'6" (5.70m x 3.82m)

uPVC double glazed window to the front and electric storage heater. Large walk in wardrobe with hanging and shelving space.

Wet room

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

The monthly management fee for the apartment £560.00 per month.

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.

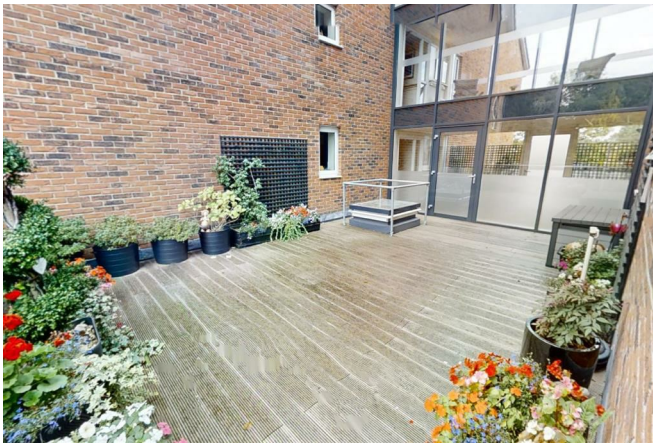


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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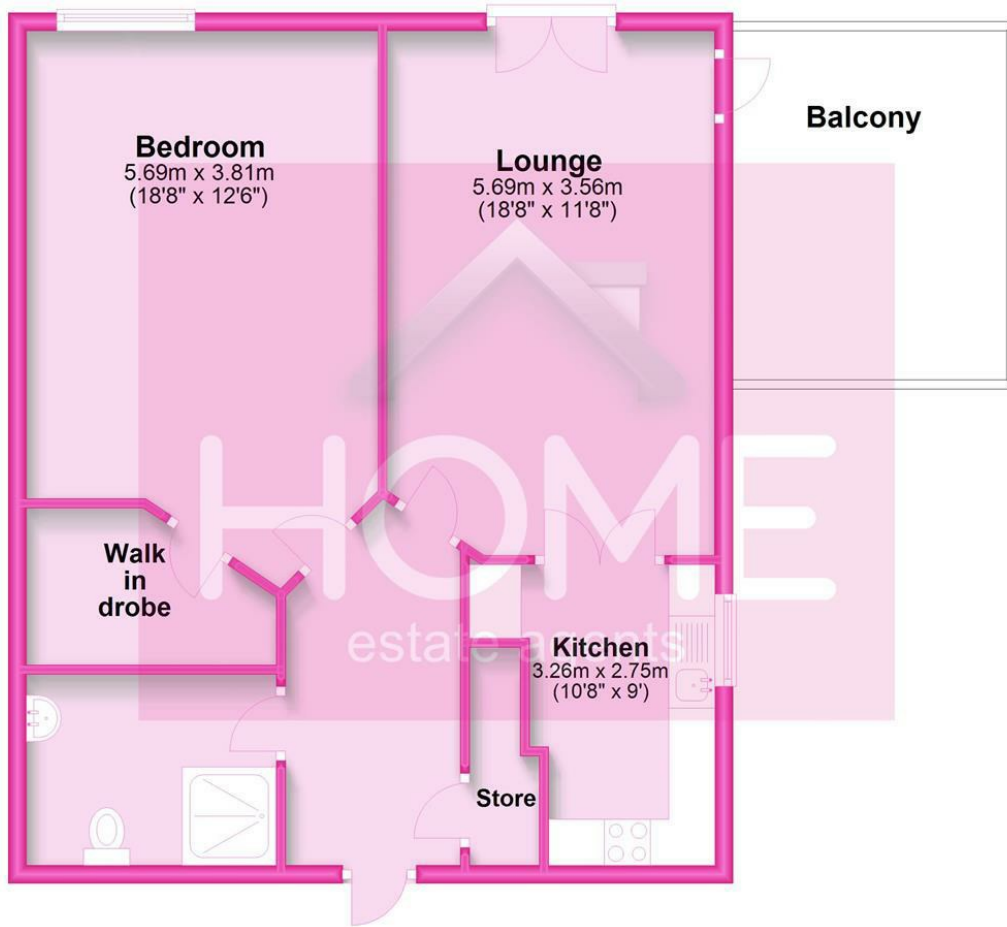
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Ground Floor

Approx. 67.6 sq. metres (727.2 sq. feet)



Total area: approx. 67.6 sq. metres (727.2 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			
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