



Apartment 42 Oakfield Court Crofts Bank Road Urmston M41 0AA

£255,000

NO CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this beautifully presented two double bedroom second floor retirement apartment situated in the luxurious Oakfield Court. This McCarthy & Stone Assisted Living development provides the independent living whilst still offers help for residents if required. Boasting a Bistro, laundry room, lift to all floors & guest suites. In brief the property comprises welcoming hallway, lounge, modern fitted kitchen, the two well proportioned double bedrooms & a three piece wet room. The property is warmed by electric storage heaters & is uPVC double glazed. Externally there are stunning, well maintained gardens along with an area of off road parking to the rear. Ideally placed for the ever growing amenities of the area & transport links. Offering the privacy of your own apartment Oakfield Court have been designed with the benefits of independent and assisted living. Oakfield Court cater for applicants over the age of 70 with an on site Estate Manager and 24 hour emergency call system via an alarm pendant and call points in all rooms. The communal areas benefit from landscaped gardens and a homeowners lounge where you can join the other home owners for organised activities, being able to lead a social life whilst not leaving your home surroundings. Also boasting an on-site Bistro serving up meals at very reasonable prices, freshly prepared on site. To book your viewing call the team at HOME.

- Popular development
- Lounge
- Walk in wardrobe
- Lifts to all floors
- Town centre location
- Fitted kitchen
- Beautiful gardens
- Two double bedrooms
- Wet room
- No vendor chain

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Hallway 21'7" x 6'5" (6.58m x 1.96m)

Door from the communal hallway. Built in storage cupboard. Electric storage heater.

Lounge 18'2" x 11'10" (5.56m x 3.61m)

uPVC double glazed French doors leading to the Juliet balcony. Electric storage heater. Double doors leading to the kitchen.

Kitchen 9'6" x 7'1" (2.92m x 2.16m)

Glazed skylight. 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 one 15'10" x 10'0" (4.83m x 3.07m)

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

Bedroom two 10'2" x 10'5" (3.12m x 3.20m)

uPVC double glazed window to the rear and electric storage heater.

Wet room 9'3" x 6'9" (2.84m x 2.08m)

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. The apartment benefits from a car parking space which is located to the rear.

Tenure

The property is council tax band A.

Management information

We have been advised by our clients that the property is Leasehold with a monthly management fee of £898.99. This includes the maintenance of the communal areas, staffing within the development and the running of the Bistro/restaurant, Water Rates, Weekly Clean of the apartment.

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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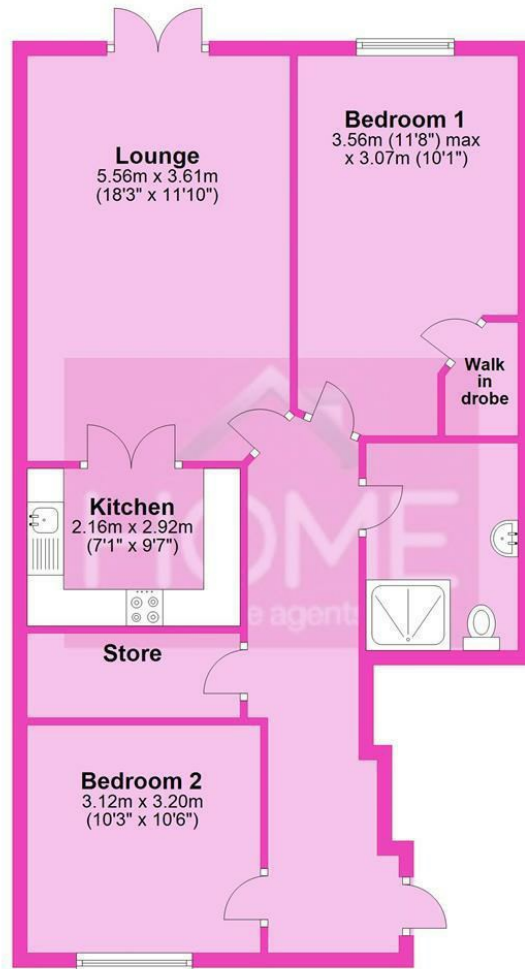
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Ground Floor

Approx. 74.8 sq. metres (805.5 sq. feet)



Total area: approx. 74.8 sq. metres (805.5 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			
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