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Apartment 27 Oakfield Court Crofts Bank Road Urmston M41 0AA £199,995

PRIVATE ROOF TERRACE! HOME ESTATE AGENTS are proud to offer for sale this stunning one bedroom first floor retirement apartment. Situated in the heart of Urmston town centre & ideally placed to enjoy the ever growing amenities of the area. Oakfield Court boasts lifts to all floors, a residents lounge, bistro and gives the option for additional help to the owner if required (extra charges apply). In brief the accommodation comprises spacious welcoming hallway, lounge with access to the roof terrace, modern kitchen, the double bedroom & a three piece wet room/shower room. The property is uPVC double glazed & warmed by electric heaters. Externally there are well maintained communal gardens to the rear along with communal parking. This really is one of the highest quality of retirement property in the area & the apartment itself is a real credit to our client. To book your viewing call the team at HOME.

- No vendor chain
- Private roof terrace
- One bedroom apartment
- Luxury retirement living
- Lounge
- Modern kitchen
- Shower room
- On site bistro
- Lifts to all floors
- Town centre location



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Hallway

Door to the front and large walk in storage cupboard.

Lounge 18'10" x 10'0" (5.76m x 3.05m)

uPVC double glazed window to the rear and uPVC double glazed door leading to the roof terrace. Electric heater and television point.

Kitchen 6'11" x 10'0" (2.13m x 3.05m)

A range of matching fitted wall and base units with a rolled edged worktop . An integrated electric hob, eye level oven and extractor fan. Integrated fridge freezer, dishwasher and washing machine. Single unit sink with mixer tap. Tiled floor and double doors to the lounge.

Bedroom 10'7" x 12'9" (3.25m x 3.91m)

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

Shower room

A three piece suite comprises low level WC, wash hand basin and walk in shower. none slip floor and ladder radiator.

Externally

To the front and the rear there are well maintained, mature gardens benefiting from lawned sections, flat paved patio areas and shaded ornate patios.

Management information

We have been advised by our client that

the monthly management charge is £560.00. This includes maintenance of the communal areas, 24 hour emergency contact points, subsidised bistro and in house warden.

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

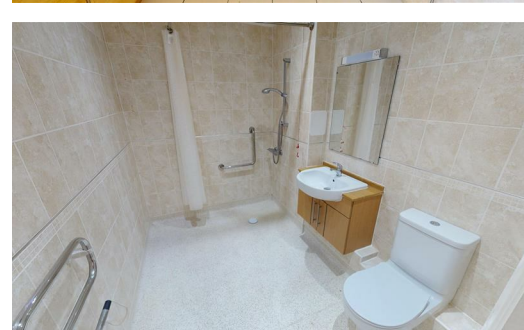
* Stunning gardens all year round, without you needing to lift a finger when it comes to their upkeep

* 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.

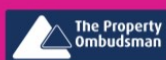
Property disclaimer

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



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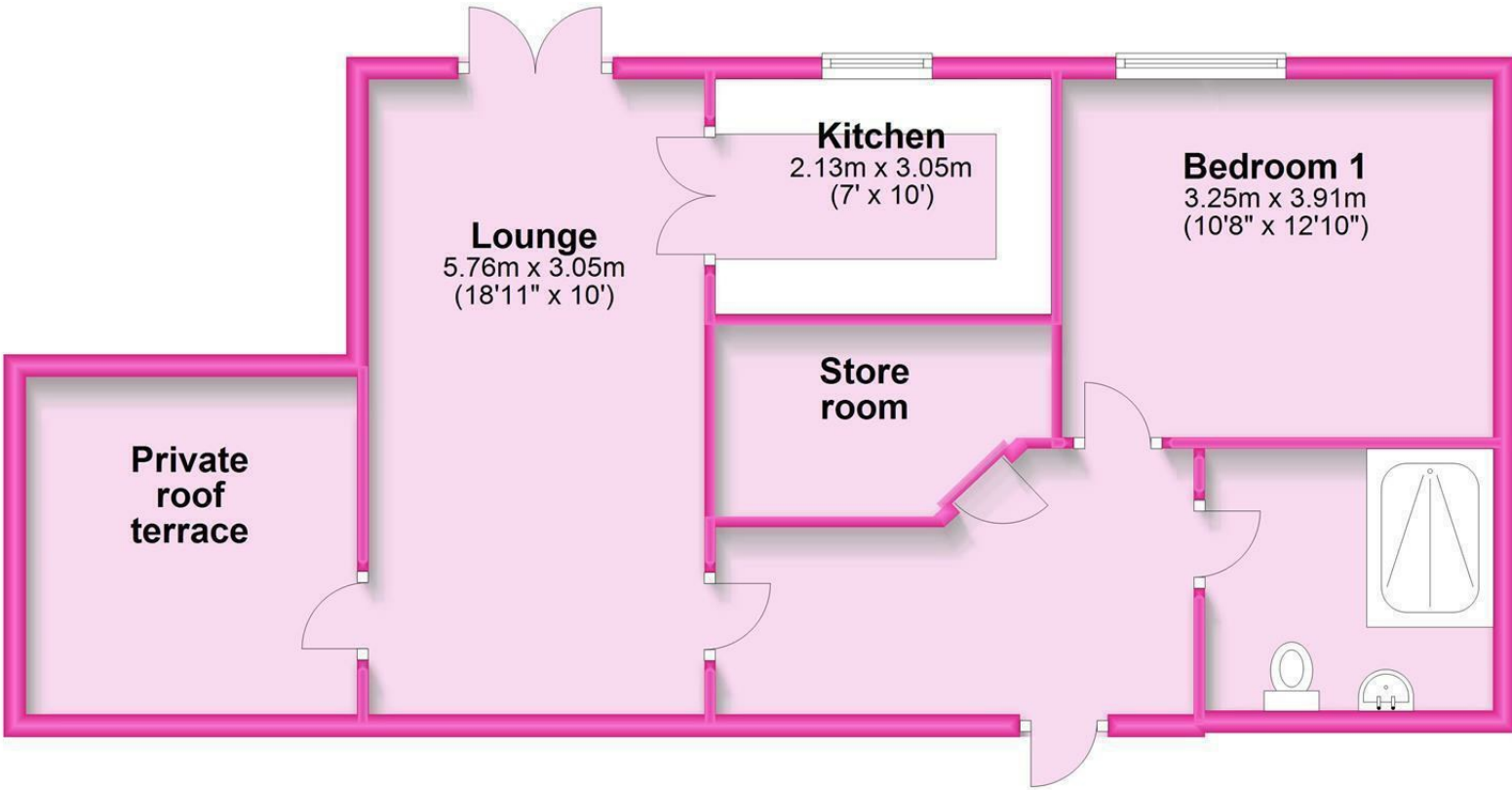
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Ground Floor

Approx. 67.0 sq. metres (721.2 sq. feet)



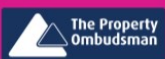
Total area: approx. 67.0 sq. metres (721.2 sq. feet)

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

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