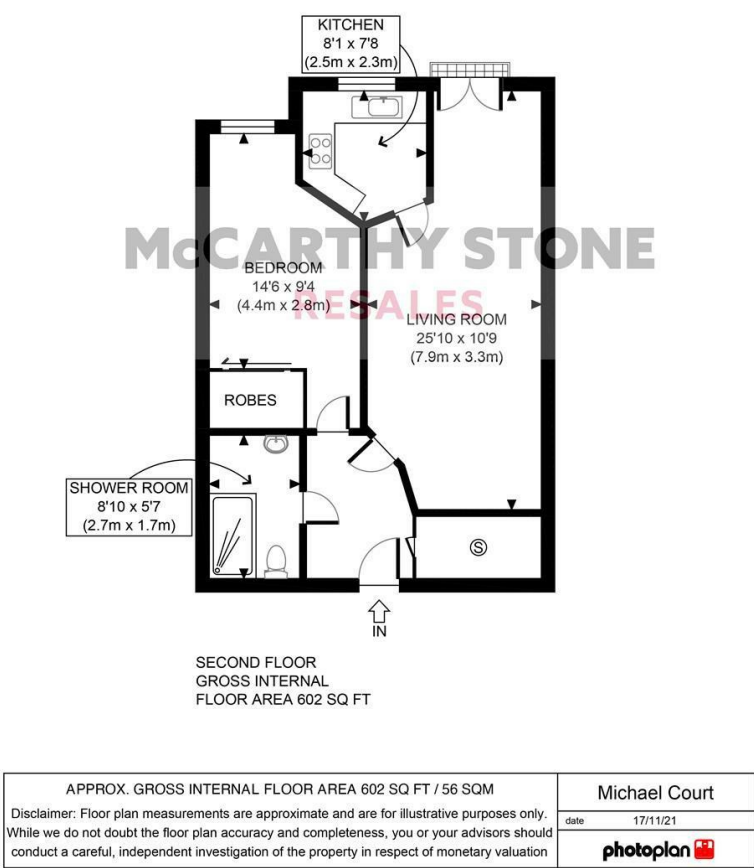


19 Michael Court

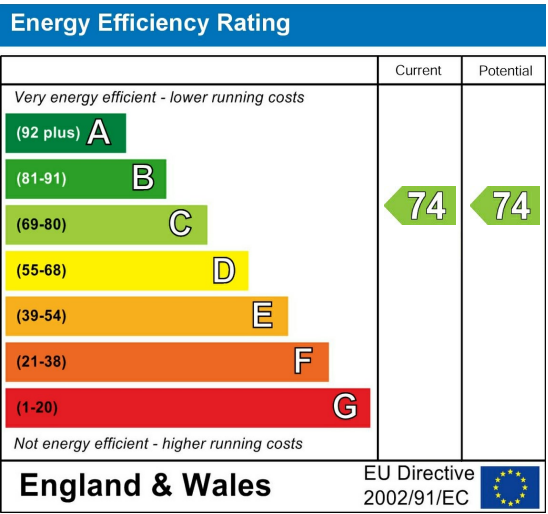
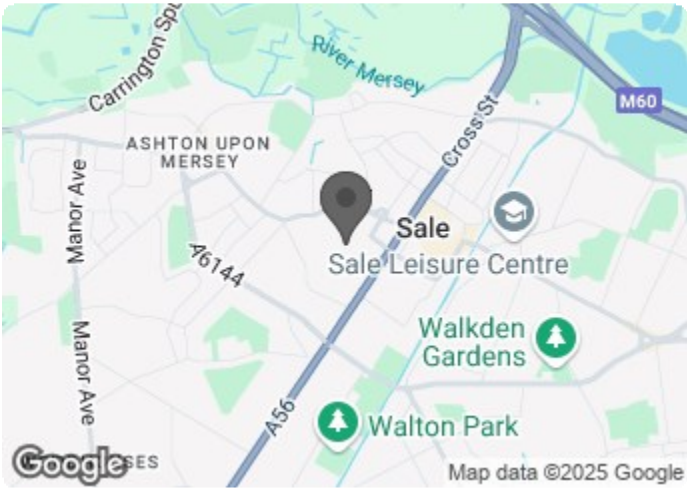
43 Oakfield, Sale, M33 6NG



Asking price £174,950 Leasehold

A spacious ONE BEDROOM FIRST FLOOR APARTMENT in this popular McARTHUR STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. NO CHAIN. A short walk away from a wide range of local amenities in Sale.

Council Tax Band: C



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Michael Court, Oakfield, Sale

Summary

Michael Court was built by McCarthy & Stone - purpose built for retirement living. The development consists of 36 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and call points. The development includes a Homeowners' lounge, laundry room and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Local Area

Michael Court is situated on a leafy residential location on Oakfield, Sale. Michael Court has been carefully designed to provide the very best in comfort and convenience. The development is located around 100 meters from Washway Road and the main shopping area , medical and dental centres that lie beyond, together with being close to public transport (MetroLink) and the region’s motorway networks, providing access into Manchester City centre and the surrounding Cheshire countryside. Sale is linked to the main waterway networks in the North West by the famous Bridgewater Canal on its route to Manchester from the mines at Worsley. The canal is one of the main attractions to Sale as it runs through the very heart of the town creating a waterside plaza with an Arts Centre and various restaurants offering a pleasant,



relaxed environment. Nearby Sale Waterpark provides a Nature Reserve, water-sports, fishing and large areas of paths and woods for walking or cycling.

Entrance Hall

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Off the hallway is a walk-in storage cupboard/airing cupboard with further doors leading to the bedroom, lounge and bathroom.

Lounge

A spacious room with feature fireplace which creates an attractive focal point for the room. The room has TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap beneath a window looking onto the communal gardens. Built-in oven, hob with extractor hood. Under pelmet lighting.

Bedroom One

Spacious with window offering views onto the garden. Double mirror fronted built-in wardrobe. Ceiling lights, TV and phone point with raised electric power sockets. The bedroom suite furniture is available by negotiation.



1 bed | £174,950

Bathroom

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above and an electric heated towel rail.

Service Charge

- House Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV license, but does include the cost of your water rates. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,936.42 per annum (for financial year end 31st March 2025)

Car Parking Permit Scheme-subject to availability

Permits are available on a first come, first served basis. Please check with the House Manager on site for availability. The fee is £250 per annum.

Lease Information

Lease Length: 125 years from 2011
Ground rent: £425 per annum
Ground rent review: Jan 2026
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.

