



McCARTHY STONE RESALES

49 OAKFIELD COURT CROFTS BANK ROAD, MANCHESTER, M41 0AA



COUNCIL TAX BAND: C



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			
		78	78



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ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF OAKFIELD COURT - BOOK NOW!

A SPACIOUS TWO BEDROOM corner open plan APARTMENT with garden views on the THIRD FLOOR of this age exclusive OVER 70'S MCCARTHY STONE RETIREMENT LIVING PLUS DEVELOPMENT. Well placed for a wide range of local amenities and transport links.

PRICE REDUCTION

ASKING PRICE £245,000 LEASEHOLD

For further details, please call **0345 556 4104**

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OAKFIELD COURT, CROFTS BANK ROAD,

2 BEDROOMS £245,000

SUMMARY

Oakfield Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's. The development consists of 51 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring. As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration. Open every day between 10am till 4pm is our bistro restaurant serving tasty and nutritious meals for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements.

Oakfield Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

LOCAL AREA

Located along Crofts Bank Road, Oakfield Court is ideally located in the leafy suburb of Urmston, Greater Manchester and close to the Golden Hill Park. Oakfield Court is also conveniently located for the local shops and transport networks. The new Eden Shopping Centre on Crofts Bank Road has a range of shops including a Sainsbury's Supermarket and local library and along Crofts Bank Road there are a host of high street shops including several banks and a pharmacy. The Trafford Centre is also close by which offers an indoor shopping centre, restaurants and cafe bars and a leisure complex. The area of Urmston has benefited from regeneration making it one of Greater Manchester's ideal retirement locations.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the

24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are doors to two walk-in storage cupboard/airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and shower room.

LOUNGE

This extremely spacious lounge (over 6m x 5m) with ample room for dining with views to the rear of the development. Modern fireplace provided an attractive focal point. TV and telephone points, ceiling light, fitted carpets and raised electric power sockets. Leads into the open plan kitchen.

KITCHEN

Fully fitted kitchen with a range of modern low and eye level units and drawers with work surface. Stainless steel sink with mono lever tap and drainer. Built-in waist height oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, under pelmet lighting and a window providing natural light.

BEDROOM ONE

Double bedroom with a window to the rear providing an excellent outlook. This room also benefits from a walk in wardrobe with rails and shelving. TV and telephone point, ceiling light, fitted carpets and raised electric power sockets.

BEDROOM TWO

Double bedroom with a window and ample space for a large freestanding wardrobe. TV and telephone point, ceiling light, fitted carpets and raised electric power sockets.

SHOWER ROOM

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan. Heated towel rail, mirrored cabinet. Chrome accessories.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 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
- On-site Estate Manager
- Half an hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Intruder alarm system

The service charge does not cover external costs such as your Council Tax, electricity or TV, find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £10,631.04 per annum (per financial year end 31/09/2024)

CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

LEASEHOLD INFORMATION

Lease Length: 125 years from 2015

Ground rent: £510 per annum

Ground rent review date: June 2030

Managed by: Your Life Management Services

It is a condition of purchase that residents must meet the age of 70 years and over.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

