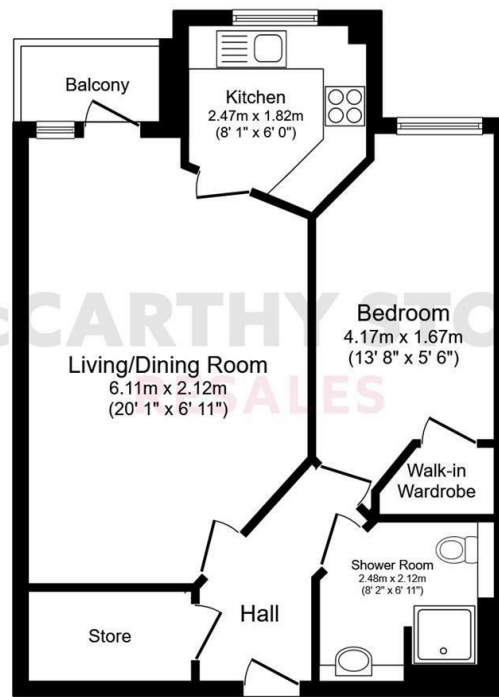


# McCARTHY STONE RESALES

## 55 OAKHILL PLACE HIGH VIEW, BEDFORD, MK41 8FB

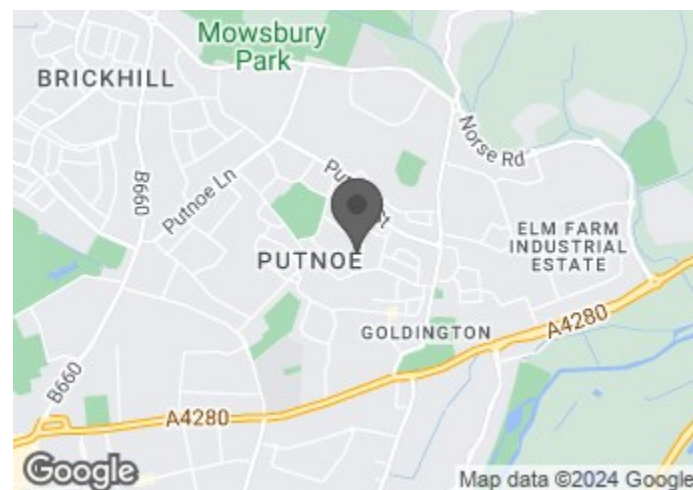


Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

# McCARTHY STONE RESALES

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TURN KEY, BEAUTIFULLY PRESENTED retirement apartment benefiting from a SPACIOUS LIVING ROOM with WALK-OUT BALCONY enjoying garden views, modern kitchen with BUILT-IN APPLIANCES, double bedroom with a WALK-IN WARDROBE and CONTEMPORARY wet room. The development offers EXCELLENT COMMUNAL FACILITIES including a Bistro, landscaped gardens and communal lounge where SOCIAL EVENTS take place.  
\*\* Part Exchange and Entitlements advice available - speak to your Property Consultant for more information\*\*

**PRICE REDUCTION**

**ASKING PRICE £215,000 LEASEHOLD**

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# OAKHILL PLACE, HIGH VIEW, BEDFORD,

# 1 BEDROOMS £215,000

## OAKHILL PLACE

Oakhill Place is a McCarthy and Stone Retirement Living Plus development and is the perfect place to enjoy your retirement. Residents can enjoy everything the development has to offer, including the private homeowners' lounge, landscaped gardens, Bistro, serving freshly prepared meals, drinks and snacks daily and on-site car park, Family and friends are more than welcome to stay over in the guest suite at a modest charge, subject to availability.

The apartment is equipped with modern fixtures and fittings, energy efficient heating and raised height electrical sockets. For complete peace of mind, the development is completely secure, with intruder alarms, a camera entry system and fire detection equipment. There is also a 24-hour emergency call system. The Estate Manager and team provide on site cover 24 hours a day, 365 days a year. Mobility is never an issue, with lifts to take you to all floors. Extra care packages are available to purchase if required. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## LOCAL AREA

The complex is situated in the beautiful town of Bedford. Bedford and its surrounding area is a lovely place to live. It's one of England's smallest counties, but is within close proximity to hotspots such as Oxford, Cambridge and London. Bedford is particularly known for its beautiful riverside setting, boasting views of the River Great Ouse, and the remains of the town's medieval castle, Bedford Castle Mound. The town has plenty of things to do and is a short bus journey from Oakhill Place. For those who like sports, there are several different clubs you can support, including cricket, rowing and rugby. There are lots of restaurants, cafes and shops, and three theatres where you can see

everything from exhibitions to live comedy shows. Local markets are held regularly.

## 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 is a door to a walk-in storage /airing cupboard. Smoke detector, security door entry system with intercom.. Doors lead to the bedroom, living room and shower room

## LIVING ROOM

A well-proportioned living room benefitting from a walk-out balcony overlooking the court yard. There's ample room for a dining table. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights.

## KITCHEN

Modern fitted kitchen with a range of low and eye level units, drawers, and cupboards. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge/freezer, dishwasher. Ceiling spot lights, ceramic floor tiles.

## BEDROOM

A spacious bedroom with a double glazed window. Walk-in wardrobe providing plenty of storage, hanging rails and shelving. TV and phone point. Ceiling light, fitted carpets. Emergency pull cord.

## WET ROOM

Modern fitted suite with walk-in wet room style shower. WC. Vanity unit with inset wash basin and mixer tap and illuminated mirror over. Heated towel rail. Ceiling spotlights, slip resistant flooring., emergency pull cord.

## SERVICE CHARGE

- 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £8,498.76 for financial year ending 31/03/2024.

## GROUND RENT

£435 per annum. Review date June 2034

## LEASE INFORMATION

999 years from June 2019

## ADDITIONAL INFORMATION & SERVICES

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

