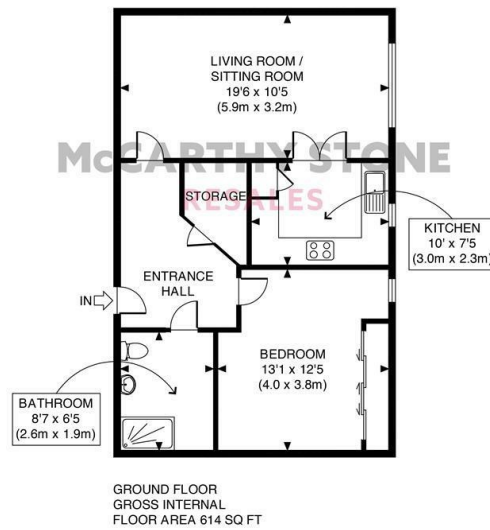


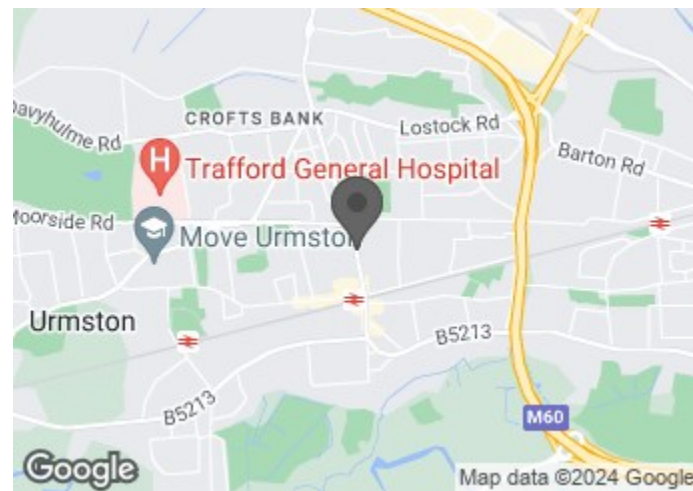
McCARTHY STONE RESALES

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



APPROX. GROSS INTERNAL FLOOR AREA 614 SQ FT / 57 SQ M
Ref: GCUS - 250822 Copyright **photoplan**
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

COUNCIL TAX BAND: B



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



McCARTHY STONE RESALES

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

A ONE BEDROOM RETIREMENT APARTMENT on the THIRD FLOOR of this MCCARTHY STONE 'RETIREMENT LIVING PLUS' DEVELOPMENT for the OVER 70'S. Well located for a wide range of local amenities.

PRICE REDUCTION

OFFERS OVER £145,000 LEASEHOLD

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

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OAKFIELD COURT, CROFTS BANK ROAD,

1 BEDROOMS £145,000

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

LOUNGE

Spacious lounge with double glazed window. There is a feature electric fire with surround which acts as an attractive focal point. TV and telephone point, ceiling light, fitted carpets and raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen with a range of modern low and eye level units and drawers with complimentary work surface. Stainless steel sink with mono lever tap and drainer, sits beneath the double glazed electronically operated window. Built-in waist height oven, ceramic hob with extractor hood and fitted integrated fridge & freeze. Under pelmet lighting and tiled floor.

BEDROOM

Double bedroom with a window offering long range views toward Manchester, this room also benefits from a mirror fronted wardrobe with shelving and hanging rail. TV and telephone point, ceiling light, fitted carpets and raised electric power sockets.

SHOWER ROOM

Fully tiled and fitted with a wet room style suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Electric heated towel rail, wet room flooring and extractor fan.

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, find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £7,913.28 per annum (per financial year end 30/09/2024)

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.

LEASE INFORMATION

Lease Length: 125 years from 2015

Ground Rent: £435 per annum

Ground Rent Review: June 2023

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

