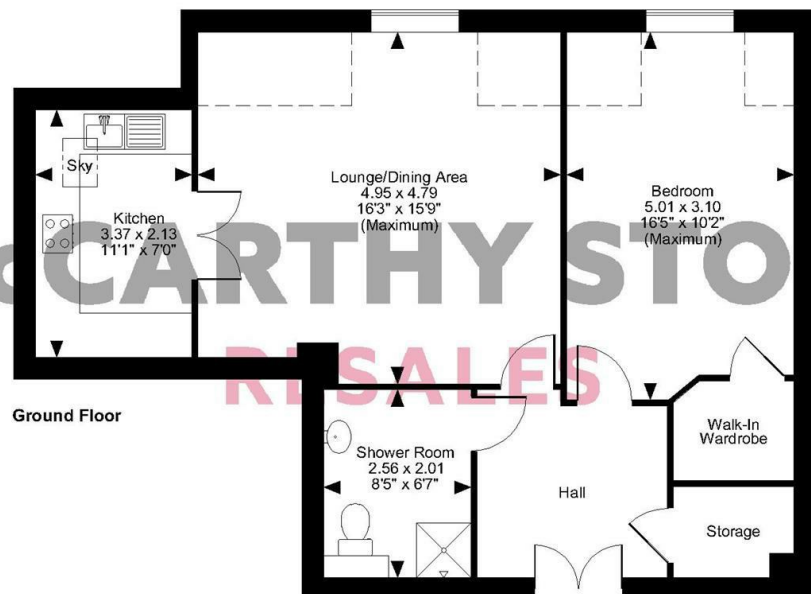


Oakfield Court, Crofts Bank Road, Manchester
Approximate Gross Internal Area
618 Sq Ft/57 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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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			
		77	77

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

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



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

A SPACIOUS ONE BEDROOM APARTMENT on the second floor of this MCCARTHY STONE RETIREMENT LIVING PLUS (Lite) DEVELOPMENT for the OVER 70'S. West facing with views over the landscaped gardens. Well located for a wide range of local amenities.

PRICE REDUCTION

ASKING PRICE £155,000 LEASEHOLD

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

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

OAKFIELD COURT, CROFTS BANK ROAD,

1 BEDROOMS £155,000

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

LIVING ROOM

This spacious lounge with ample room for dining. TV and telephone point, ceiling light, fitted carpets and raised electric power sockets. Partially glazed double doors lead onto a separate kitchen. Lovely garden views.

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 skylight providing natural light.

BEDROOM

This double bedroom benefits from a walk in wardrobe with shelving and hanging rails. TV and telephone point, ceiling light, fitted carpets and raised electric power sockets. Lovely views over the landscaped gardens.

SHOWER ROOM

Fully tiled and fitted with suite comprising of; level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord, electric heater 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

- Running of the on-site Restaurant
- Staff on site 7am - 11pm
- Apartment window Cleaning (outside only)

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 (for financial year end 30th Sept 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: £435

Ground rent review: Jun 2030

Managed by: Your Life Management Services

ADDITIONAL INFORMATION & SERVICES

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

