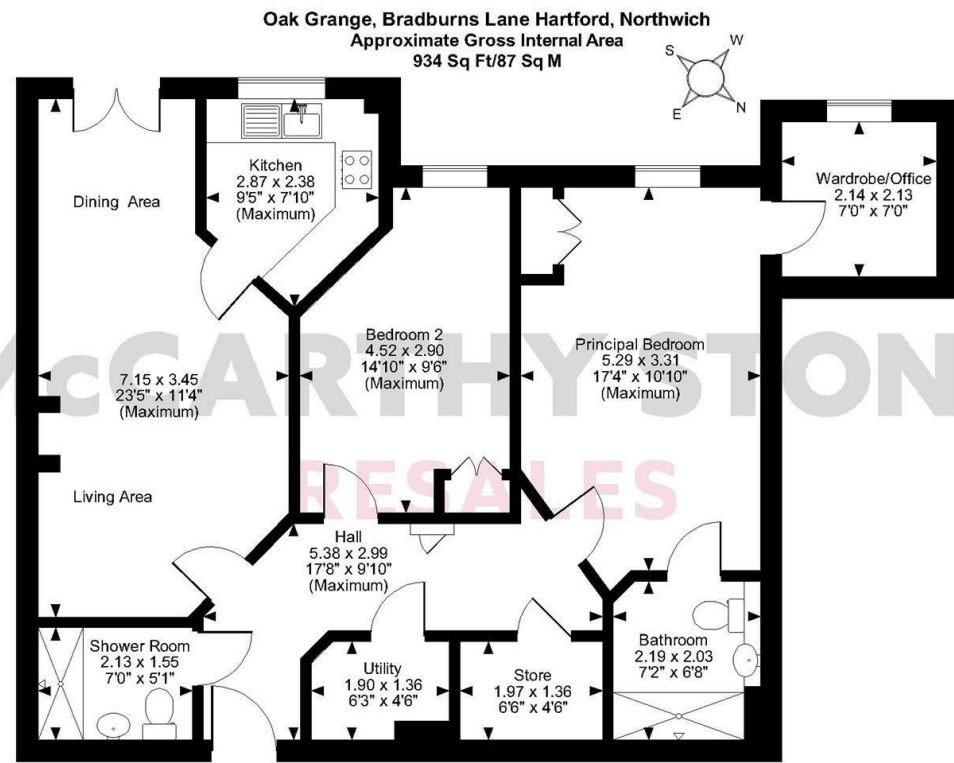


# McCARTHY STONE RESALES

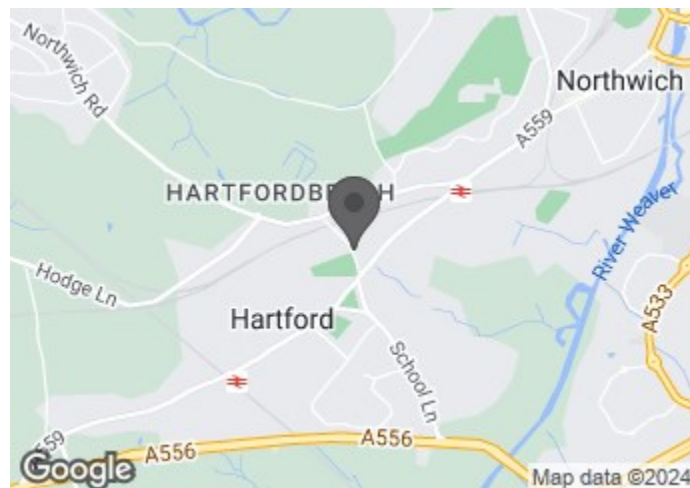
## 12 OAK GRANGE

BRADBURNS LANE, NORTHWICH, CW8 1TG



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The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</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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A WELL PRESENTED TWO BEDROOM - master with additional room off - / TWO BATHROOM FIRST FLOOR APARTMENT with JULIET BALCONY and a CAR PARKING SPACE. Oak Grange is a sought after age exclusive MCCARTHY STONE DEVELOPMENT for the OVER 60'S in the HEART of the delightful village of HARTFORD.

**PRICE REDUCTION**

**ASKING PRICE £340,000 LEASEHOLD**

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

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

# OAK GRANGE, BRADBURNS LANE,

# 2 BEDROOMS £340,000

## OAK GRANGE

Oak Grange is purpose built by McCarthy Stone for retirement living, the development consists of 35 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

## LOCAL AREA

Located on Bradburns Lane off Chester Road, Oak Grange is within walking distance of Hartford village which has a traditional feel with independent butcher, pharmacy, florist . deli / bakery and restaurants. Hartford has two shopping parades, the larger one being on Chester Road and a smaller parade of shops on School Lane. There are direct bus services from Hartford to the larger towns of Northwich and Chester and the bus stop is close to the development. There are two railway stations within walking distance (approximately 1/2 mile) of Oak Grange: Hartford - giving easy access to Liverpool and Birmingham and onward to London, Greenbank - giving access to Manchester and Chester.

The village also benefits from being close to the regional motorway network

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response intercom system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with washer dryer. 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.

## LIVING ROOM

A spacious living room which has ample space for dining and enjoys a Juliet balcony with pleasant views. There are TV and telephone points, three ceiling lights, fitted carpets and raised electric power sockets. A modern electric fire provides a focal point. A partially glazed door leads into the separate kitchen.

## KITCHEN

Fully fitted kitchen with a range of modern white high gloss wall and base units and drawers with granite effect work surfaces. Stainless steel sink with mono lever tap, drainer and window above which overlooks communal grounds. Raised level built-in oven, ceramic hob with extractor hood over and fitted integrated fridge/freezer, dishwasher and under counter lighting, ceiling lights and tiled flooring.

## BEDROOM

Generously sized double bedroom with window overlooking communal grounds. A door leads into a large dressing room / office. There are ceiling lights, TV and telephone points, fitted carpets and raised electric power sockets. Another door leads to the en-suite.

## EN-SUITE

Partially tiled and with tiled flooring, the fitted suite comprises of a walk-in double shower with glass screen, adjustable shower head and hand rail, a low level WC,

vanity unit with sink and illuminated mirror above, wall mounted heated towel rail and emergency pull-cord.

## BEDROOM TWO

Double second bedroom which could be used for dining or as a second lounge/snug. Central ceiling lights, TV and telephone point, fitted carpets and raised electric power sockets.

## SHOWER ROOM

Fully tiled and fitted with suite comprising walk-in double shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above, emergency response pull cord and wall mounted heater.

## 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 House Manager.

Service charge £4,651.56 per annum (for financial year end 30th June 2024)

## LEASEHOLD INFORMATION

Lease length: 999 years from 2017

Ground rent: £495 per annum

Ground rent review: Jan-32

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband not available at the time of listing
- Mains water and electricity
- Electric room heating
- Mains drainage

