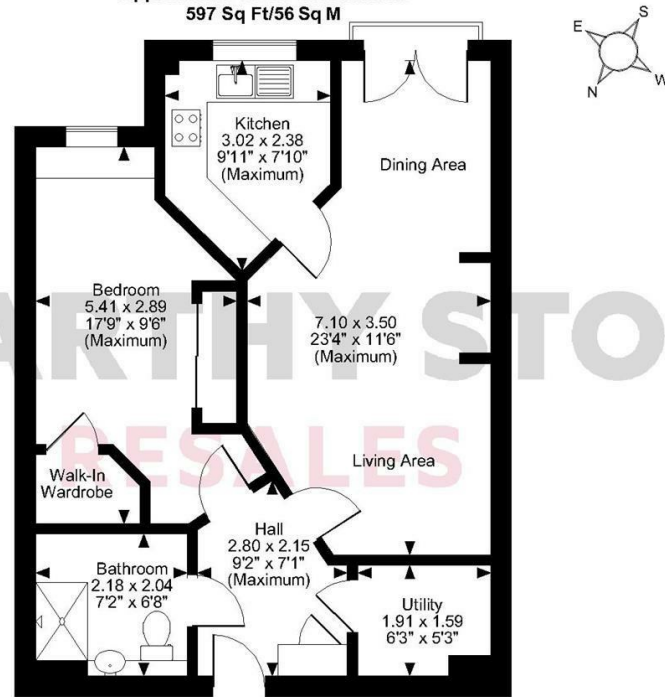


Oak Grange, Bradburns Lane, Hartford, Northwich  
Approximate Gross Internal Area  
597 Sq Ft/56 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>89</b>	<b>89</b>
(81-91) <b>B</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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**McCARTHY STONE  
RESALES**

**22 OAK GRANGE  
BRADBURNS LANE, HARTFORD, CW8 1TG**



A ONE BEDROOM FIRST FLOOR APARTMENT with JULIET BALCONY facing toward the tennis courts and OWN ALLOCATED 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.

**ASKING PRICE £250,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# OAK GRANGE, BRADBURNS LANE, HARTFORD

## 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.

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

## 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, newsagents, florists and restaurants.

There are direct bus services from Hartford to the larger towns of Northwich and Chester and the bus stop is located close to the development.

Greenbank and Hartford railway stations are situated on the A559 from Northwich town Centre, Greenbank provides services to Manchester, Knutsford and Altrincham, Hartford provides services to Liverpool, Crewe, Birmingham and London.

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

## APARTMENT

First floor retirement apartment presented to a high standard in the prestigious Oak Grange development. The property boasts a Juliet balcony with aspect towards the tennis courts and comes with all light fittings, carpets and curtains/blinds where fitted.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall. From the hallway there is a small cupboard that houses the electric meter and main telephone point, a door leads to a walk-in storage/airing cupboard with washer dryer. Illuminated light switches, smoke detector and apartment security door entry system are located in the hallway. Doors lead to the lounge, bedroom and shower.

## LOUNGE

A spacious lounge with the benefit of a Juliet balcony with southerly aspect toward the tennis courts. There is ample space for dining and a feature fireplace with inset fire which acts as an attractive focal point. TV and telephone points and two ceiling lights, fitted carpets, raised electric power sockets. Oak effect door with clear glass panels leads onto a separate kitchen.

## KITCHEN

Fully fitted kitchen with a range white high gloss finish low and eye level units and drawers with laminate surfaces. Under pelmet lighting. Stainless steel sink with mono lever tap, drainer and window above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge/freezer. Tiled floor.

## BEDROOM

Generous bedroom with window. Door leads onto a walk in wardrobe housing shelving and hanging rails.

# 1 BED | £250,000

Additional useful modern wardrobes with sliding doors. Ceiling lights, TV and telephone point, fitted carpets and raised electric power sockets.

## SHOWER ROOM

Tiled and fitted with suite comprising walk-in triple width shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above and wall mounted heater. An emergency pull cord is also located here.

## 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 £3,101.04 per annum (for financial year end 30th June 2024)

## LEASEHOLD INFORMATION

Lease Length: 999 years from 2017

Ground rent: £425 per annum

Ground rent review: Jan-32

Managed by: McCarthy and Stone Management Services

## CAR PARKING SPACE

The property owns an allocated parking space.

## ADDITIONAL INFORMATION & SERVICES

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

