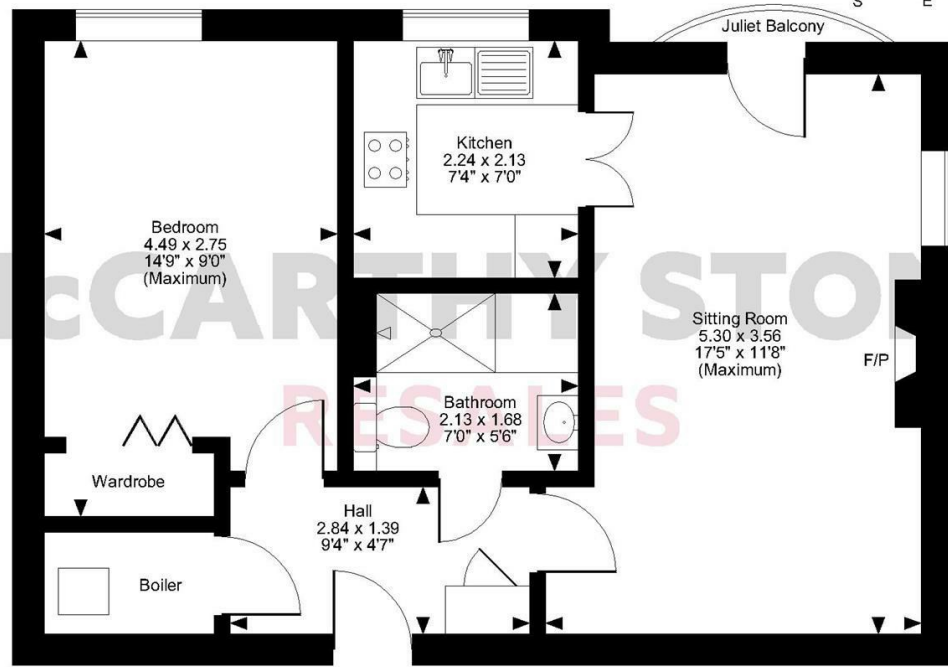
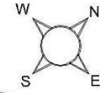


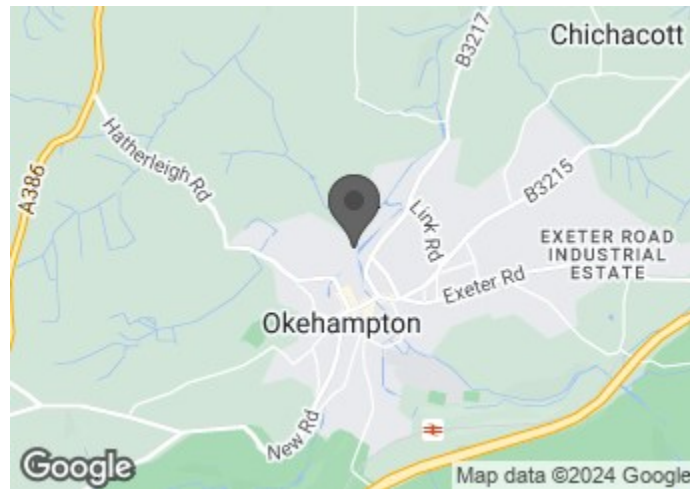
Rivers Edge Court, Oaklands Drive, Okehampton, Devon
Approximate Gross Internal Area
491 Sq Ft/46 Sq M



First Floor

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: 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			
		79	85

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**25 RIVERS EDGE COURT
OAKLANDS DRIVE, OKEHAMPTON, EX20 1FN**



Very well presented first floor, one bedroom retirement apartment with a lovely Westerly facing Juliet balcony overlooking the front of the development.

Energy Efficient *Pet Friendly*

ASKING PRICE £150,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

RIVERS EDGE COURT, OAKLANDS DRIVE, OKEHAMPTON

RIVERS EDGE COURT

Constructed in early-2010 by award-winning retirement home specialists McCarthy and Stone, Rivers Edge Court is a 'Retirement Living' development providing an exceptional quality-of-lifestyle opportunity for the over 60's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager.

As the development name implies it is in a tranquil Riverside setting adjacent to the River Okement with mature trees and shrubs around. We have previously described the development as 'unique' to reflect a location that in so many ways feels quite rural but in reality is only a few minutes walk from a Waitrose supermarket with Okehampton High Street, its cafes, banks, pubs, restaurants, two further supermarkets and two independent shopping arcades just a further short flat walk away. Rivers Edge Court enjoys excellent communal facilities including a homeowner's lounge, laundry, scooter store and landscaped gardens. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Rivers Edge Court; there are always plenty of regular activities to choose from including; regular coffee mornings, knitting group and organised coach trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can, of course, remain as private or involved as they wish.

NO.25

Situated on the first floor within close proximity to the lift, no.25 is beautifully presented and offers an interesting, pretty outlook over the front of the development. The welcoming living room opens to a Juliet balcony and the kitchen is well equipped with integrated appliances. The good size double bedroom has a fitted wardrobe and the bathroom is fully accessible with a walk in bath.

ENTRANCE HALL:

With a solid entrance door with spy-hole, security intercom system. Emergency pull cord, large store/airing cupboard with shelving housing the Gledhill boiler supplying domestic hot water

and the 'Vent Axia' heat exchange unit. Further shallow cupboard with consumer unit.

LIVING ROOM:

A really welcoming room with double-glazed French door opening to a Westerly facing Juliet balcony that overlooks the front of the development. A modern feature fireplace with inset electric fire provides a focal point. Glazed double doors lead to the kitchen.

KITCHEN:

With a double-glazed window with a pleasant outlook. Range of 'Maple effect' fitted wall and base units with granite effect laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with extractor hood over, waist-height oven and concealed fridge and freezer.

DOUBLE BEDROOM:

A bright and spacious bedroom with a built in mirrored wardrobe with plenty of hanging space and shelving.

BATHROOM:

Modern white suite comprising; walk in bath with shower attachment, 'Geberit' WC, vanity wash-hand basin with cupboard unit below, mirror, strip light and shaver point over. Fully tiled walls, electric heated towel rail, electric wall heater and emergency pull cord.

CAR PARKING

Private car parking is available with a yearly permit at an annual charge of around £250 per annum (subject to availability)

SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

1 BED | £150,000

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: £2,456.44 per annum (up to financial year end 28/02/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

LEASEHOLD

Lease 125 Years from June 2010

Ground Rent £425 per annum

Ground Rent review date: June 2025

SERVICES

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

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

