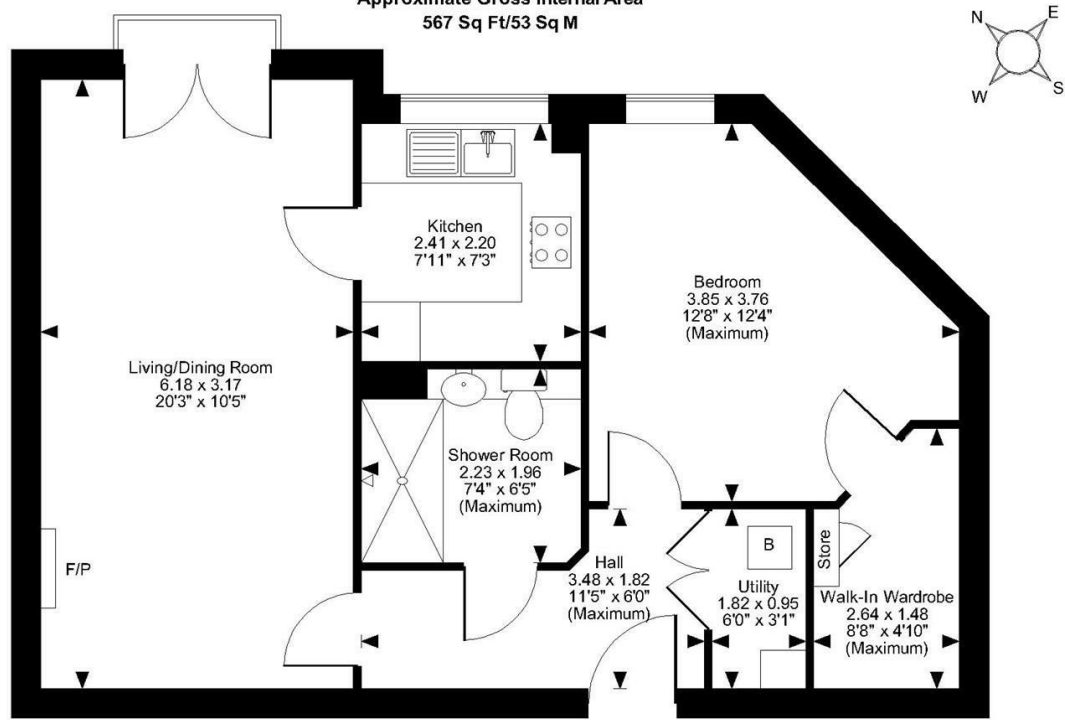


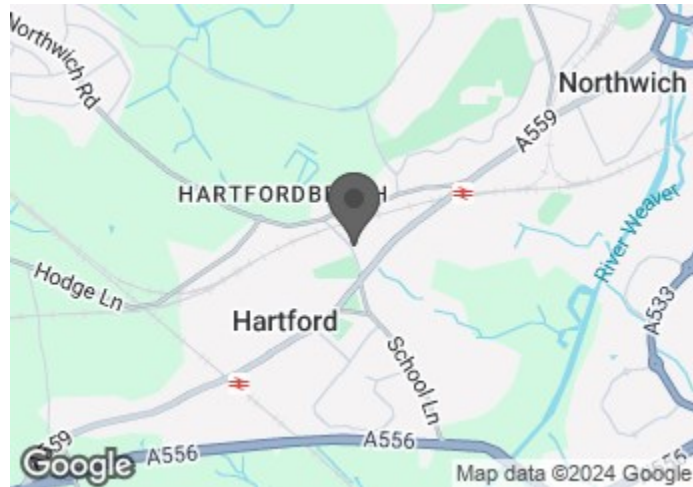
Oak Grange, Bradburns Lane Hartford, Northwich
 Approximate Gross Internal Area
 567 Sq Ft/53 Sq M



Second 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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
 RESALES**

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**McCARTHY STONE
 RESALES**

28 OAK GRANGE
 BRADBURNS LANE, NORTHWICH, CW8 1TG



A BRIGHT SPACIOUS ONE BEDROOM SECOND FLOOR APARTMENT with JULIET BALCONY, adjacent to the lift for easy access and overlooking the communal gardens.

Oak Grange is a MUCH SOUGHT after age exclusive MCCARTHY STONE DEVELOPMENT for the OVER 60'S in the HEART of the delightful village of HARTFORD.

ASKING PRICE £230,000 LEASEHOLD

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

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BRADBURNS LANE, HARTFORD, NORTHWICH

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, baker, pharmacy florist 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. Hartford railway station is situated on the A559 approximately 2 miles from the town centre of Northwich which provides services to Winsford, Crewe, Stafford, Liverpool and Birmingham and the village also benefits from being close to the regional motorway network.

ENTRANCE HALLWAY

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with washer dryer. Further storage cupboard housing the meters. 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, bedroom and shower room.

LIVING ROOM

A spacious lounge with the benefit of a french door to Juliette balcony with pleasant outlook overlooking the communal garden area. and also a feature fire place. There is ample space for dining. 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 double bedroom with double window. Door off leads onto a walk in wardrobe housing shelving and hanging rails. Ceiling lights, TV and telephone point, fitted carpets and raised electric power sockets.

BATHROOM

Tiled and fitted with suite comprising walk-in triple width shower with glass screen and hand rail, low level WC,

1 BED | £230,000

vanity unit with sink and mirror above and wall mounted heated towel rail.

SERVICE CHARGE DETAILS

- 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 £3,239.88 per annum (for financial year end 30th June 2025)

LEASEHOLD INFORMATION

Lease Length: 999 years from 2017

Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services

Council: Cheshire West & Chester. Band: C

ADDITIONAL INFORMATION & SERVICES

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

