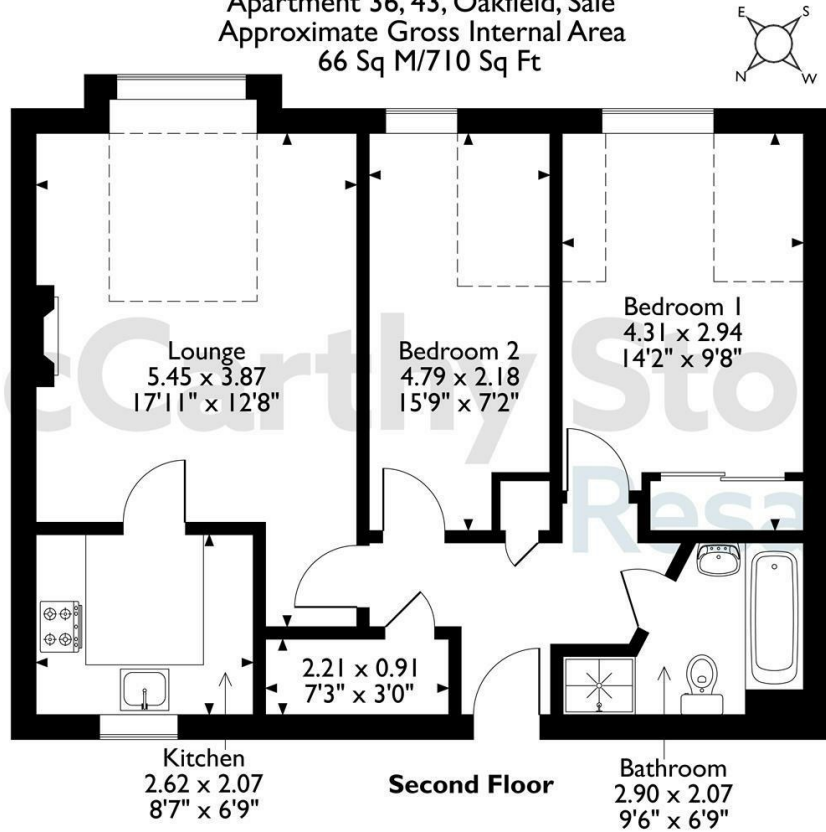
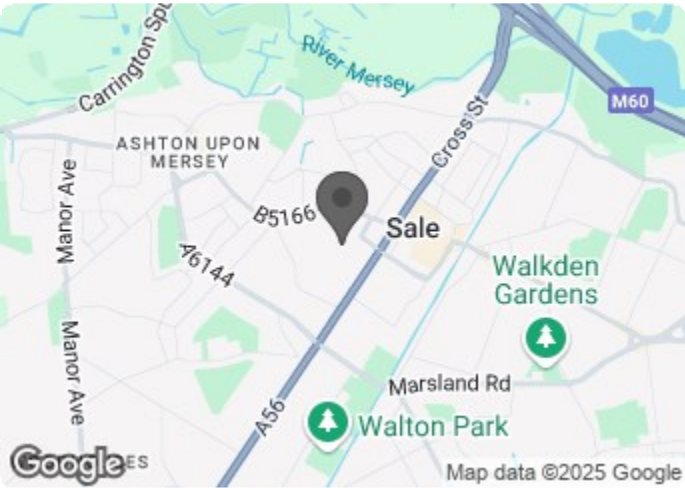


Apartment 36, 43, Oakfield, Sale
Approximate Gross Internal Area
66 Sq M/710 Sq Ft



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) A		
(81-91) B	78	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

36 Michael Court

43 Oakfield, Sale, M33 6NG



Asking price £270,000 Leasehold

A spacious TWO BEDROOM apartment on the SECOND FLOOR of this age exclusive POPULAR MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. Conveniently located close to SHOPS and LOCAL AMENITIES. ENERGY EFFICIENT and PET FRIENDLY!

~Must be seen to be appreciated~

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Michael Court, Oakfield, Sale

Michael Court

Michael Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 36 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Local Area

Michael Court is situated on a leafy residential location on Oakfield, Sale and is named after Mona Michael who was a U.S. professor and humanitarian who conceived the idea of using poppies as a symbol of remembrance for those who served in World War. Michael Court has been carefully designed to provide the very best in comfort and convenience. The development is located around 100 meters from Washway Road and the main shopping area and medical centres that lie beyond, together with being close to public transport and the region's motorway networks, providing access into Manchester City centre and the surrounding Cheshire countryside. Sale is linked to the main waterway networks in the North West by the famous Bridgewater Canal on its route to Manchester from the mines at Worsley. The canal is one of the main attractions to Sale as it runs through the very heart of the town creating a waterside plaza with an Arts Centre and various restaurants offering a pleasant, relaxed environment. The canal is also home to Sale Cruising Club whilst Sale Waterpark provides a Nature Reserve, water-sports, fishing and large areas of paths and woods for walking or cycling.



Entrance Hall

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. The hallway boasts ample storage with a walk-in storage cupboard/airing cupboard and another wardrobe with a light. Doors lead to the bedrooms, living room and bathroom.

Lounge

A spacious room with feature fire with fitted electric fire which creates an attractive focal point. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One

Spacious and benefits from a double mirror fronted wardrobe. Ceiling lights, TV and phone point.

Bedroom Two

Good sized second bedroom. Ceiling lights, TV and phone point.

Bathroom

Fully tiled and fitted with suite comprising of bath with mixer taps, walk-in shower, WC, vanity unit with sink and mirror above and an electric heated towel rail.

Service Charge

- Cleaning of communal windows



2 bed | £270,000

- 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

Annual service charge is £4,390.84 for the financial year ending 31/03/2026.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

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 House Manager on site for availability.

Lease Information

Lease: 125 years from 1st Jan 2011
Ground rent: £495 per annum
Ground rent review: 1st Jan 2026

It is a requirement that homeowners are at least 60 years of age.

