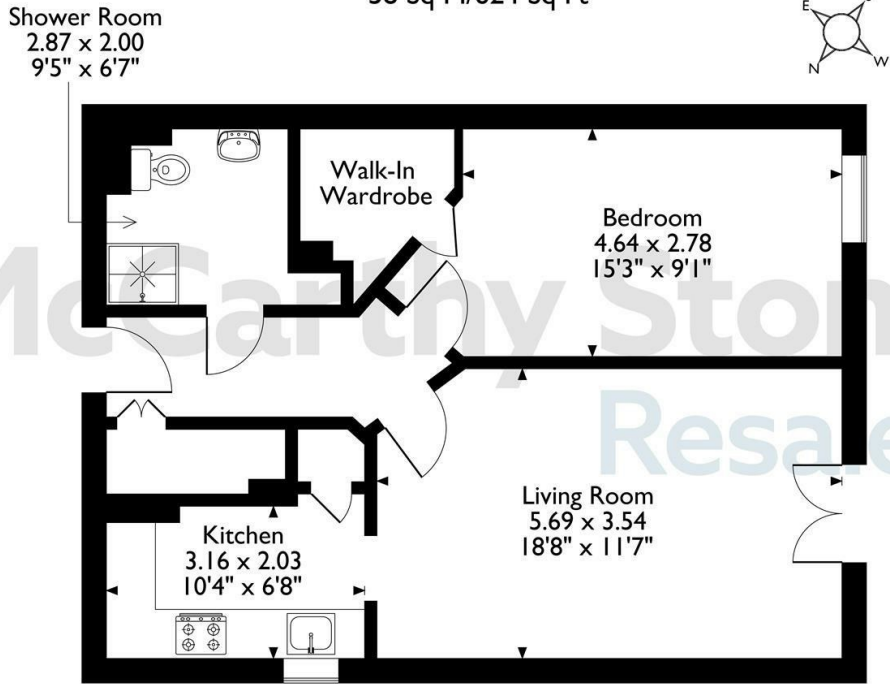
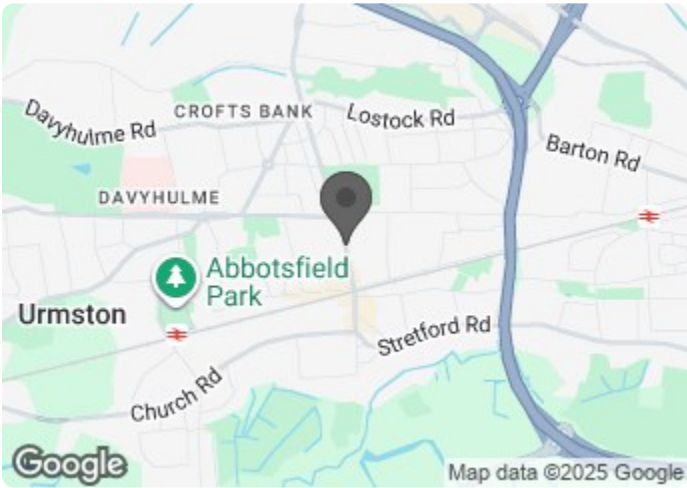


Oakfield Court, Apartment 34, 44, Crofts Bank Road, Manchester
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



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	87	87
(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	

34 Oakfield Court

Crofts Bank Road, Manchester, M41 0AA



Asking price £159,999 Leasehold

A ONE BEDROOM, SECOND FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY - SITUATED WITHIN A DESIRABLE MCCARTHY & STONE 'RETIREMENT LIVING PLUS' DEVELOPMENT.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Oakfield Court, Crofts Bank Road, Urmston, Manchester, M41 0AA

Summary
Oakfield Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's.

The development consists of 51 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

Open every day between 10am till 4pm is our bistro restaurant serving tasty and nutritious meals for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements.

Oakfield Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

Local Area
Located along Crofts Bank Road, Oakfield Court is ideally located in the leafy suburb of Urmston, Greater Manchester and close to the Golden Hill Park. Oakfield Court is also conveniently located for the local shops and transport networks.

The new Eden Shopping Centre on Crofts Bank Road has a range of shops including a Sainsbury's Supermarket and local library and along Crofts Bank Road there are a host of high street shops including several banks and a pharmacy.



The Trafford Centre is also close by which offers an indoor shopping centre, restaurants and cafe bars and a leisure complex. The area of Urmston has benefited from regeneration making it one of Greater Manchester's ideal retirement locations.

Entrance Hall
Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord are located in the hall. Doors lead to the lounge, bedroom and shower room.

Lounge
Spacious lounge with double glazed door opening to the feature Juliet balcony. There is a feature electric fire with surround which acts as an attractive focal point. TV and telephone point, ceiling light, fitted carpets and raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

Kitchen
Fully fitted kitchen with a range of modern low and eye level units and drawers with complimentary work surface. Stainless steel sink with mono lever tap and drainer, sits beneath the double glazed electronically operated window. Built-in waist height oven, ceramic hob with extractor hood and fitted integrated fridge & freeze. Under pelmet lighting and tiled floor.

Bedroom
Double bedroom with a window to the front aspect, this room also benefits from a walk in wardrobe with shelving and hanging rail. TV and telephone point, ceiling light, fitted carpets and raised electric power sockets.

Shower Room
Fully tiled and fitted with a wet room style suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Electric heated towel rail, wet room flooring and extractor fan.

Service Charge
• Cleaning of communal windows
• Water rates for communal areas and apartments



1 Bed | £159,999

- 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: £9,164.47 (for financial year ending 30/09/2026).

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 Estates 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 Estate Manager on site for availability.

Lease Information
Lease: 125 years from 1st June 2015
Ground rent: £510 per annum
Ground rent review: 1st June 2030
Managed by: Your Life Management Services
It is a condition of purchase that residents must meet the age of 70 years and over.

