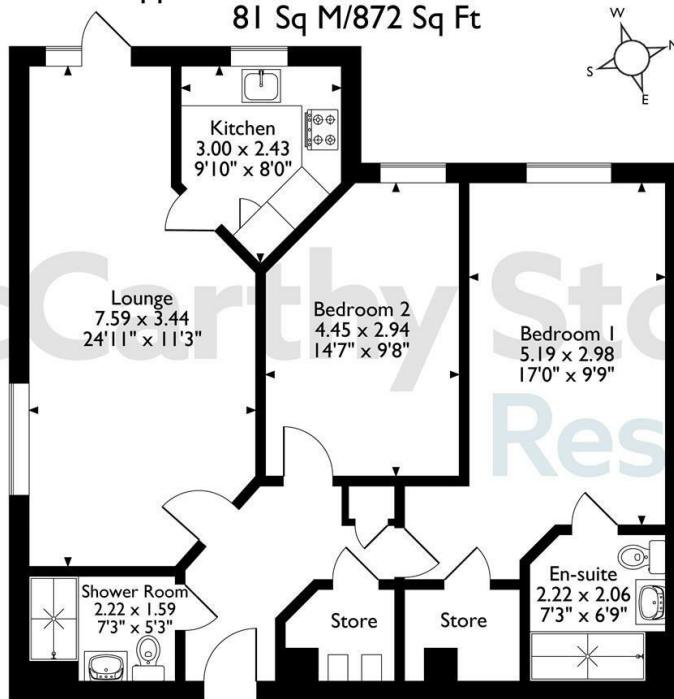


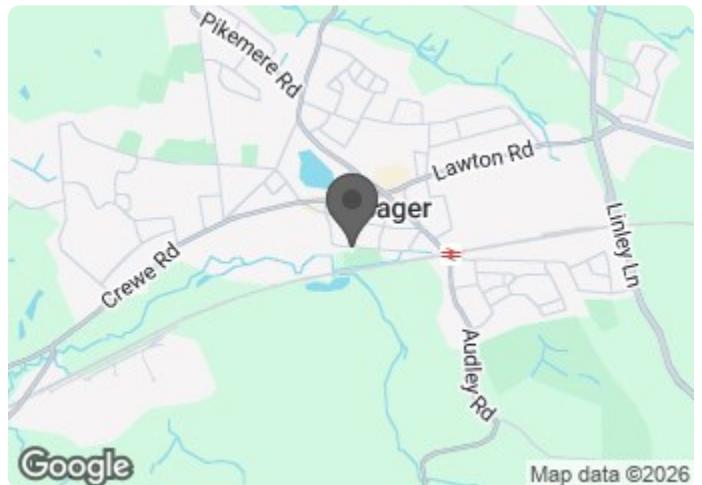
The Oaks, Apartment 14, Cedar Avenue, Stoke-on-Trent
Approximate Gross Internal Area
81 Sq M/872 Sq Ft



Ground Floor

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		
(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		

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.

14 The Oaks

Cedar Avenue, Stoke-On-Trent, ST7 2TF



Asking price £270,000 Leasehold

A very BRIGHT AND SPACIOUS TWO BEDROOM and TWO SHOWER ROOM retirement apartment on the GROUND FLOOR

Well located for local amenities and transport links.

The accommodation briefly comprises of two bedrooms, the master bedroom having the convenience of a shower room ensuite and walk in wardrobe. A delightful dual aspect living room with space for a small dining table and chairs, with a modern fitted kitchen with integrated appliances and additional shower room.

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The Oaks, Cedar Avenue, Alsager, Stoke-on-Trent, Staffordshire, ST7 2TF

The Oaks

This quaint market town has a lot to offer. As does its surrounding area: a number of other equally picturesque towns and villages can be found nearby, each of which hosts a variety of events and is home to a number of attractions. Just minutes up the road from the development site is Alsager Gardens, an area of open parkland ideal for walking your four-legged friend. Also nearby, Milton Park is a beautifully kept green space, with a wonderful rose garden.

The countryside surrounding Alsager is ideal for relaxing strolls. The Salt Line is a mostly flat 1.8 mile route that follows the line of a disused railway through farm- and woodland. The Borrow Pit Meadows, adjacent to the Salt Line, are about 40 acres and includes another 1.25 miles of undulating paths that snake through the area's mosaic of habitats, including meadows, wetland and scrub.

Entrance Hall

Solid wooden door with spy hole and letter box leads to the entrance hall. Situated here is the door entry system and emergency response intercom along with the wall mounted house alarm and smoke detector. From the hallway there is a door off to a storage/airing cupboard which houses the hot water tank, the Ventaxia ventilation system and a washer/dryer machine. Further doors from the hallway lead to the bedrooms, living room and shower room.

Living Room

This bright and spacious living room is complemented by dual aspect double glazed windows allowing plenty of natural light into the apartment and a double glazed door with a side window leading to the walk out patio area. Ample room for a small dining table and chairs. The room has a telephone point, TV point (with Sky/Sky+ capabilities) and plenty of power sockets. An oak effect part glazed door leads into the separate kitchen.

Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. UPVC double glazed window sits above a colour matching single sink and drainer unit which



has a mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting.

Mater Bedroom

This spacious double bedroom benefits from a double glazed window allowing in plenty of light, with a central ceiling light, TV and phone point. The room also has a spacious walk-in wardrobe housing hanging rails and shelving.

En-Suite

Luxury shower room with tiled flooring, part tiled walls and fitted with suite comprising easy access triple width level access shower with part glass screen, low level WC with concealed cistern, vanity unit with wash basin and mirror above with integral sensor controlled light. Heated ladder towel rail

Second Bedroom

Spacious double bedroom that can also be used as a hobby room or a dining room

Shower room

Modern white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below, mirror with integral sensor controlled light, shower cubicle with a sliding glass doors. Heated ladder towel rail, ceiling spot lights, extensively tiled walls and floor.

Parking

There are car parking spaces available which are subject to a separate negotiation.

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

2 Bed | £270,000

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £4,019.40 per annum (for financial year ending 28/02/2026)

Lease Information

Lease term 999 years from 1st June 2019

Ground rent annual fee: £495

Moving Made Easy & Additional Information

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.
 - 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 check our webpage additional services or speak with our Property Consultant.

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

