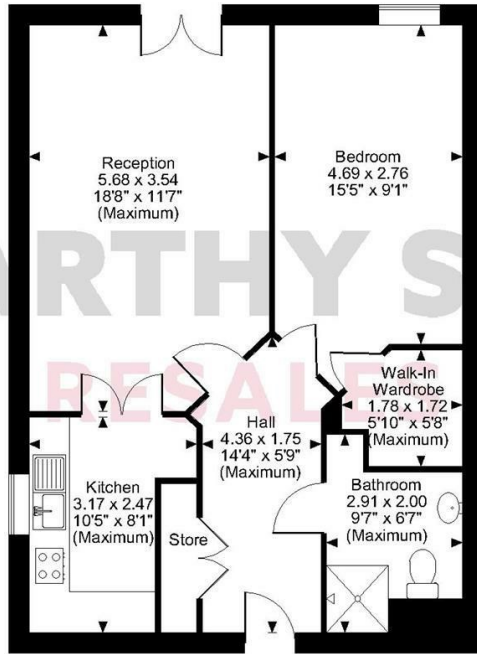
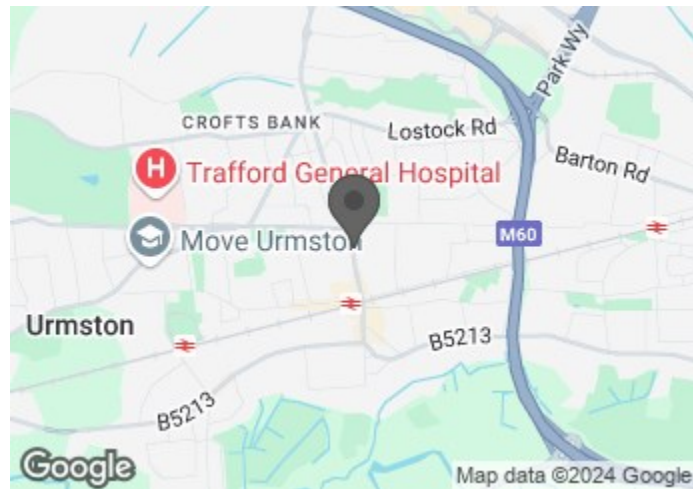


Oakfield Court, Apartment, Crofts Bank Road, Manchester
 Approximate Gross Internal Area
 607 Sq Ft/56 Sq M



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		89	89
(81-91) B			
(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**

**46 OAKFIELD COURT
 CROFTS BANK ROAD, MANCHESTER, M41 0AA**



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF OAKFIELD COURT - BOOK NOW!
 A bright and sunny SOUTH EAST facing one bedroom third floor apartment with views towards the front elevation and park beyond, situated within a popular McCarthy Stone retirement living plus development. Oakfield Court offers quality care services delivered by experienced CQC registered Estates team and has the benefit of an onsite restaurant and domestic assistance per week.

ASKING PRICE £130,000 LEASEHOLD

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

OAKFIELD COURT, CROFTS BANK ROAD, URMSTON, MANCHESTER, M41 0AA

1 BED | £130,000

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

Bright and spacious south east facing lounge with the benefit of French doors which provide lots of natural light in and also leads to a Juliet balcony with views towards the park. There is a feature electric fire with surround which acts as an attractive focal point. TV and telephone point, ceiling light 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 sites below the window with blind. Built-in waist height oven with space above for a microwave, ceramic hob with extractor hood. Fitted integrated fridge & freeze. Under pelmet lighting and tiled floor.

BEDROOM

Double south east facing bedroom with a window to the front aspect and park beyond, 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. Useful alcove for additional storage.

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

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.

Service charge: £7,913.28 per annum (per financial year end 30/09/2025).

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 & ADDITIONAL INFORMATION

Lease: 125 years from 1st June 2015

Ground rent: £435 per annum

Ground rent review: 1st June 2030

It is a condition of purchase that residents must meet the age of 70 years and over.

- 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

