



Oakfield Court, 44 Crofts Bank Road
Urmston
M41 0AA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 15 Oakfield Court 44 Crofts Bank Road Urmston Manchester M41 0AA



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£130,000

COMPETITIVELY PRICED* *A REALLY SPACIOUS FIRST FLOOR APARTMENT FOR PERSONS AGED 70 AND ABOVE Occupying a superb location adjacent to the many and varied facilities available within Urmston town centre. Spacious lounge/dining room. Fitted kitchen with appliances. Double bedroom with walk-in wardrobe. Well appointed wet room/WC. Well situated within the development with a delightful south facing balcony overlooking the communal gardens. Various facilities are available within the development to include an estate manager, an on-site restaurant, 24 hour emergency call service and a guest suite for visiting family/friends. Tailored care packages can be arranged at extra cost. Must be viewed to be appreciated. No ongoing vendor chain. Leasehold for the residue of 125 years from 01/06/2015. Development constructed by McCarthy and Stone.

Entrance Hall

With a storage cupboard off where the Gledhill Pulsacoil thermal store is located.

Wet Room/WC

A spacious wet room with spotlighting, tiled areas and extractor. Heated towel rail. Walk-in shower area, low level WC and wash hand basin/vanity unit with storage space below.

Double Bedroom

A spacious double bedroom with double glazed window and electric radiator. Walk-in wardrobe off with fitted storage/hanging space.

Lounge/Dining Room

A spacious room providing ample living and dining space. Coal effect electric fire set within a most attractive surround. Electric storage heater. Door off to the balcony and double doors open to:

Kitchen

Fully fitted with an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Electric hob with extractor above and waist height built in oven. Unbercounter lighting, tiled splashbacks and double glazed window to the side. Integrated fridge/freezer.

Balcony

A spacious balcony with a southerly aspect and outlook over the communal gardens.

Additional Information

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.

Service Charge

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

The service charge covers:

Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 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
- On-site Estate Manager
- Half an hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Intruder alarm system

Additional Information

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.

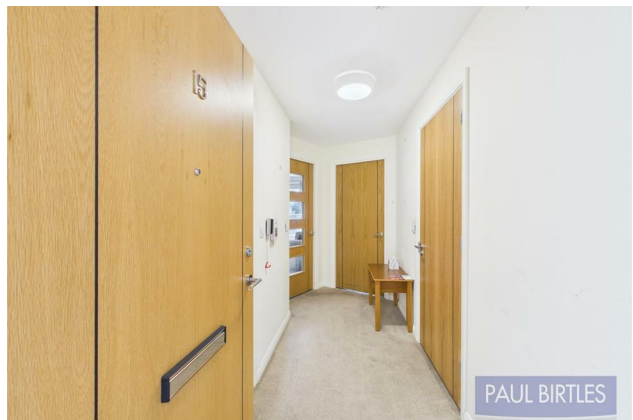
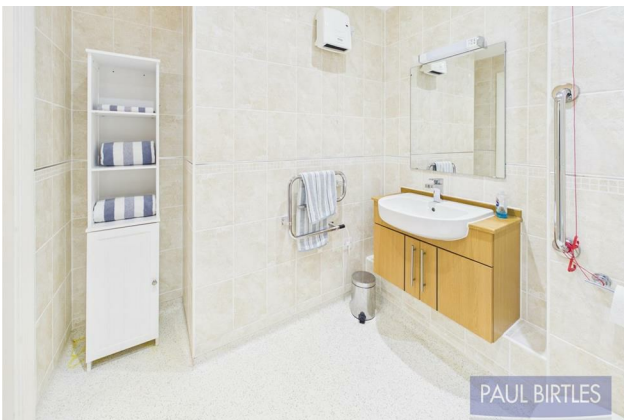
Leasehold Information - Lease Length: 125 years from 2015

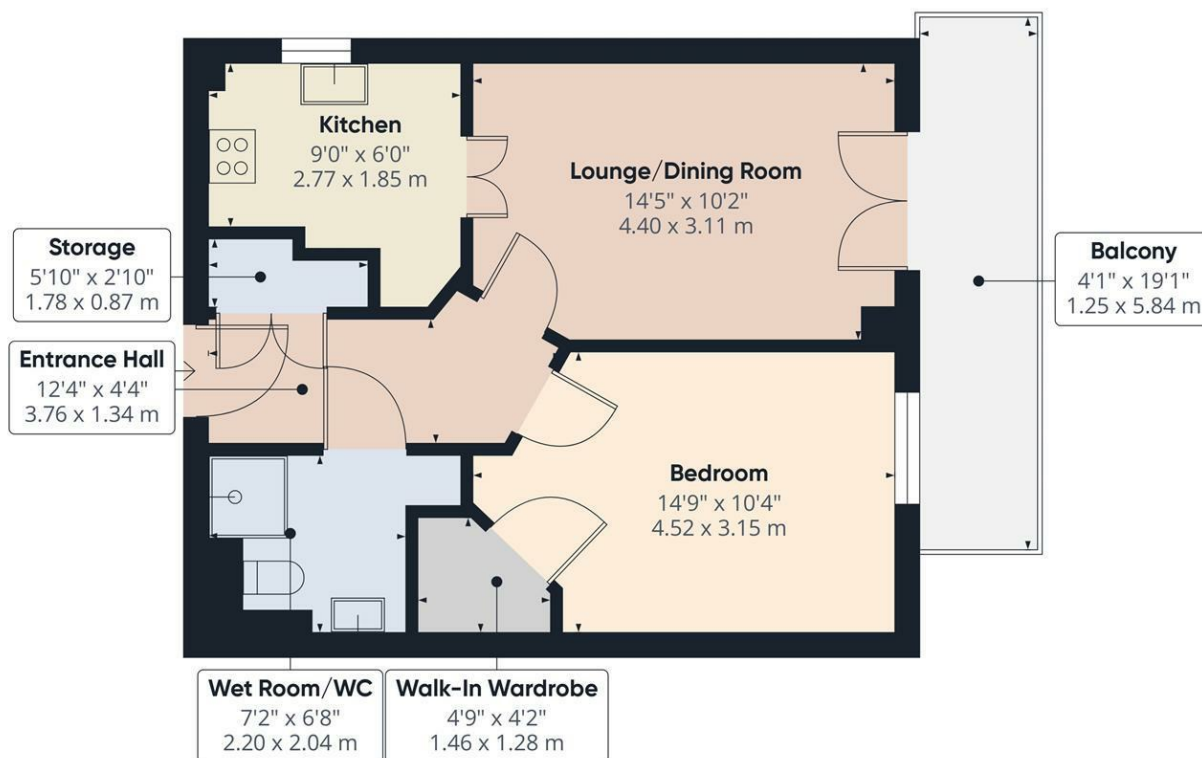
Ground rent: £510 per annum

Ground rent review date: 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.





Approximate total area⁽¹⁾

487 ft²
45.2 m²

Balconies and terraces

78 ft²
7.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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