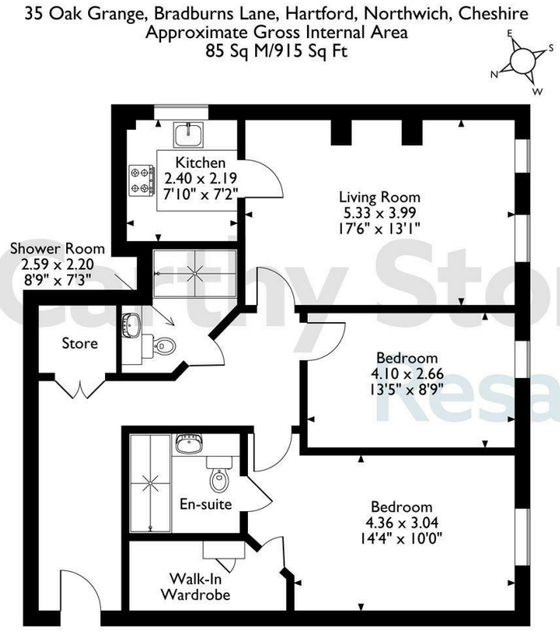
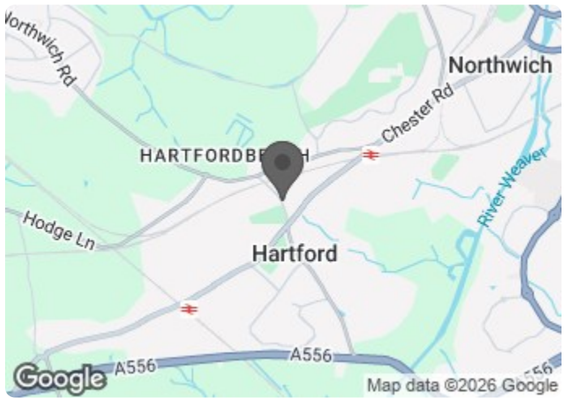
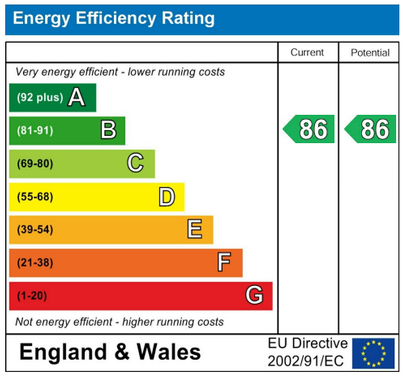
McCarthy Stone
Resales



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8698823/DST.

Council Tax Band: C





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. 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.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

35 Oak Grange

Bradburns Lane, Northwich, CW8 1TG







Asking price £365,000 Leasehold

AN OPPORTUNITY TO PURCHASE THIS BRIGHT SPACIOUS AND VERY WELL PRESENTED TWO BEDROOM / 2 BATHROOM SECOND FLOOR APARTMENT with CAR PARKING SPACE in this much sought after age exclusive McCarthy & Stone development for the OVER 60'S in the HEART of the delightful village of HARTFORD.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Bradburns Lane, Hartford, Northwich

2 Bed | £365,000

Oak Grange
Oak Grange is purpose built by McCarthy & Stone for retirement living, the development consists of 35 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.
There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Local Area
Located on Bradburns Lane off Chester Road, Oak Grange is within walking distance of Hartford village which has a traditional feel with independent butcher, baker, pharmacy florist and restaurants.
Hartford has two shopping parades, the larger one being on Chester Road and a smaller parade of shops on School Lane. There are direct bus services from Hartford to the larger towns of Northwich and Chester and the bus stop is close to the development. Hartford railway station is situated on the A559 approximately 2 miles from the town centre of Northwich which provides services to Winsford, Crewe, Stafford, Liverpool and Birmingham and the village also benefits from being close to the regional motorway network.

Entrance Hallway
Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with a washer machine. Further storage cupboard housing the meters. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and shower room.

Living Room
A bright spacious lounge with two double windows allowing in plenty of natural light, with ample space for a dining table and chairs , also with a modern feature fire surround with a Living Flame effect electric fire, TV and telephone points and two ceiling lights, fitted carpets, raised electric power sockets. Oak effect door with clear glass panels leads onto a separate kitchen.

Kitchen
Fully fitted kitchen with a range white high gloss finish low and eye level units and drawers with laminate surfaces. Under pelmet lighting. Stainless steel sink with mono lever tap, drainer and window above. Built-in oven, hob with extractor hood and fitted integrated fridge/freezer.

Main Bedroom
A spacious double bedroom with double opening window. Door off leads onto a walk in wardrobe housing shelving and hanging rails. Ceiling lights, TV and telephone point, fitted carpets and raised electric power sockets.

En-suite
Fully tiled shower area and with tiled flooring, the fitted suite comprises of a walk-in double shower with glass screen, adjustable shower head and hand rail, a low level WC, vanity unit with sink and illuminated mirror above, wall mounted heated towel rail and emergency pull-cord.

Second Bedroom
A good sized double bedroom, ceiling lights, TV and telephone point, fitted carpets and raised electric power sockets.

Car Parking
An allocated car parking space comes with this property

Shower Room
Fully tiled around shower area and fitted with modern suite comprising of a walk-in shower with glass screen, low level WC, vanity unit with sink and mirror above and heated towel rail and 24-hour emergency response pull cord system

Service charge breakdown
• House Manager
• 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 House Manager.

Annual Service charge £5,318.51 for the financial year ending 30/06/2027.

Lease Information
Lease: 999 years from 1st Jan 2017
Ground rent: £495 per annum
Ground rent review: 1st Jan 2032
Managed by: McCarthy and Stone Management Services
Council: Cheshire West & Chester. Band: C

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













