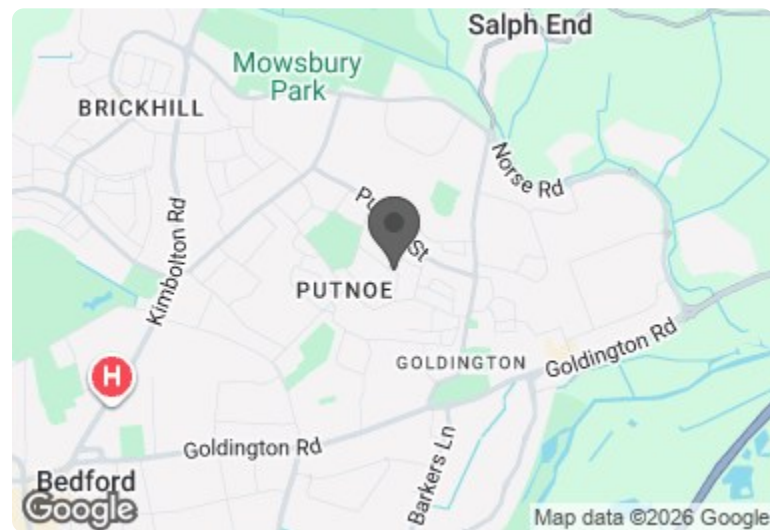


Total floor area 78.8 sq.m. (848 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**35 Oakhill Place**

High View, Bedford, MK41 8FB

PRICE  
REDUCED



PRICE REDUCTION

**Asking price £289,999 Leasehold**

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# Oakhill Place, High View, Bedford,

## 2 Bed | £289,999

PRICE  
REDUCED

### Oakhill Place

Oakhill Place is a McCarthy and Stone Retirement Living Plus development and is the perfect place to enjoy your retirement. Residents can enjoy everything the development has to offer, including the private homeowners' lounge, landscaped gardens, Bistro, serving freshly prepared meals, drinks and snacks daily and on-site car park. Family and friends are more than welcome to stay over in the guest suite at a modest charge, subject to availability.

The apartment is equipped with modern fixtures and fittings, energy efficient heating and raised height electrical sockets. For complete peace of mind, the development is completely secure, with intruder alarms, a camera entry system and fire detection equipment. There is also a 24-hour emergency call system. The Estate Manager and team provide on site cover 24 hours a day, 365 days a year. Mobility is never an issue, with lifts to take you to all floors. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

### Local Area

The complex is situated in the beautiful town of Bedford. Bedford and its surrounding area is a lovely place to live. It's one of England's smallest counties, but is within close proximity to hotspots such as Oxford, Cambridge and London. Bedford is particularly known for its beautiful riverside setting, boasting views of the River Great Ouse, and the remains of the town's medieval castle, Bedford Castle Mound. The town has plenty of things to do and is a short bus journey from Oakhill Place. For those who like sports, there are several different clubs you can support, including cricket, rowing and rugby. There are lots of restaurants, cafes and shops, and three theatres where you can see everything from exhibitions to live comedy shows. Local markets are held regularly.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. Doors to a walk-in storage /airing cupboard and additional store cupboard are situated off the hall. Smoke detector, security door entry system with intercom.. Doors lead to the kitchen, bedrooms, living room, shower room and guest cloakroom.

### Living Room

Bright and airy, dual aspect living room with a door leading out to a walk out balcony overlooking the court yard. Double glazed window to the side allows plenty of natural light. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, curtains.

### Kitchen

Modern fitted kitchen with a range of low and eye level units, drawers, and cupboards. Stainless steel sink with mono lever tap and drainer. sits beneath the double glazed, auto opening window with fitted blind. Eye level oven with built in microwave over, ceramic hob, cooker hood and integral fridge/freezer and dishwasher. Ceiling spot lights, ceramic floor tiles.

### Master Bedroom

Good size bedroom with a double glazed window. Built in wardrobe providing plenty of storage, hanging rails and shelving. TV and phone point. Ceiling light, fitted carpets and curtains.

### Bedroom Two

Double room with a double glazed window that would also be perfect for use as a hobby room, study or dining room. Fitted carpets, ceiling light and curtains.

### Shower Room

Modern fitted suite with walk-in shower with support rail and curtain. WC. Vanity unit with inset wash basin and mixer tap and illuminated mirror over. Heated towel rail. Ceiling spotlights, slip resistant flooring.

### Guest Cloakroom

Modern, tiled suite comprising; WC, Vanity Unit with inset wash basin and mirror over. Ceiling spotlights, heated towel rail, floor tiling.

### 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £13,637.98 for financial year ending 31/03/2026.

### Ground Rent

Annual fee - £510

Ground rent review: 1st June 2034

### Lease Length

999 years from 1st June 2019

### Additional Information & Services

\*\* Entitlements Service\*\* Check out benefits you may be entitled to.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

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

