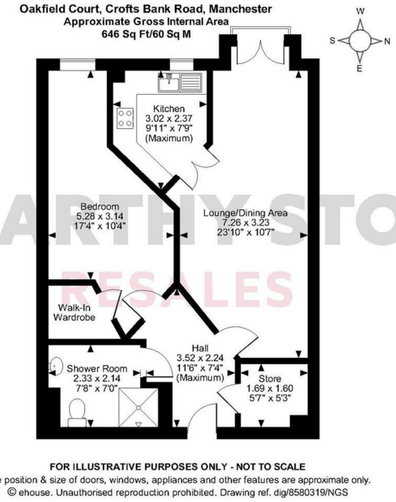
Excellent

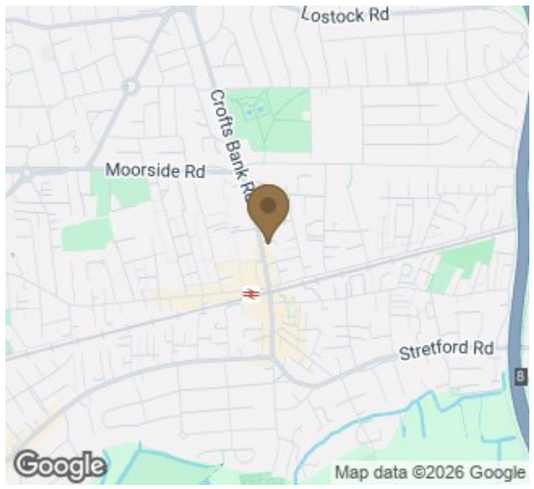
Trustpilot

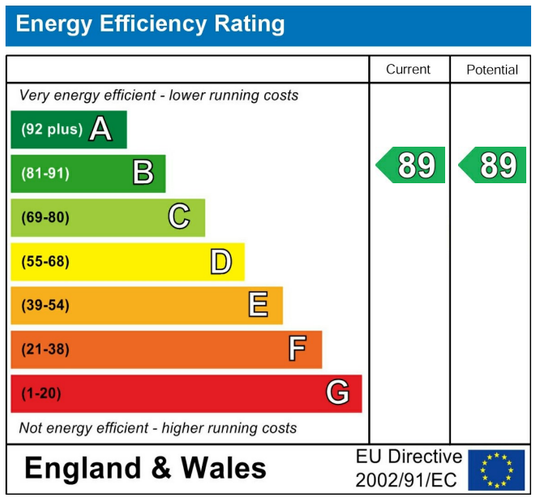
McCarthy & Stone
Resales.



McCARTHY STONE
RESALES

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8580319/NGS





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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







36 Oakfield Court

Crofts Bank Road, Manchester, M41 0AA

1 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 36 Oakfield Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £80,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Well presented one bedroom apartment
- Homeowners Lounge and Guest suite available
- On-site Bistro
- Estate manager and staff on site
- 24-hour emergency call system
- Approximately 350 yards to Urmston Train Station
- Within 100 yards of Urmston Shopping Centre
- Part exchange considered
- Extra care packages available
- Call McCarthy Stone Resales to arrange a viewing

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

36 Oakfield Court, Manchester

1 | 1 | Asking price £80,000

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
Nestled on Crofts Bank Road in the charming suburb of Urmston, Greater Manchester, Oakfield Court offers the perfect blend of convenience and community. This prime location, right next to Golden Hill Park, is ideal for those looking for a relaxed yet vibrant lifestyle. Everything you need is just moments away!

The Eden Shopping Centre, only a 3-minute stroll from Oakfield Court, has a fantastic range of shops, including a Sainsbury's supermarket and a local library. Crofts Bank Road is lined with high street shops, banks, and a pharmacy, ensuring that daily errands are a breeze. For even more shopping and dining options, the Trafford Centre – with its range of shops, restaurants, and leisure facilities – is only a quick 10-minute drive away.

Transportation couldn't be easier, with a bus stop just outside the development and the Urmston Train Station a short 5-minute walk away, linking you to Manchester and beyond. The town centre is also a 5-minute walk from Oakfield Court, bustling with a variety of restaurants, cafés, and bars, perfect for socialising or grabbing a bite. And for a cosy night out, a friendly local pub is just a 2-minute walk from your doorstep.

With its ideal location and Urmston's recent transformation into one of Greater Manchester's most desirable areas, Oakfield Court is an exceptional choice for retirement living that truly offers it all.

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
Spacious lounge with double glazed door opening to the feature Juliet balcony which opens to a southerly aspect view towards Golden Hill Park. . There is a feature electric fire with surround which acts as an attractive focal point. TV and telephone point, ceiling light, fitted carpets 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, sits beneath the double glazed electronically operated window. Built-in waist height oven, ceramic hob with extractor hood and fitted integrated fridge & freeze. Under pelmet lighting and tiled floor.

Bedroom
Double bedroom with a window to the front aspect, 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.

Service Charge
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• Half an hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates
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.

Annual Service charge: £9,677.63 for financial year ending 30/09/2027.
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

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 Information
Lease Length: 125 years from 2015
Ground rent: £435 per annum
Ground rent review: June 2030
It is a condition of purchase that residents must meet the age of 70 years and over.

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.
• 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

• Copper Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













