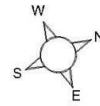
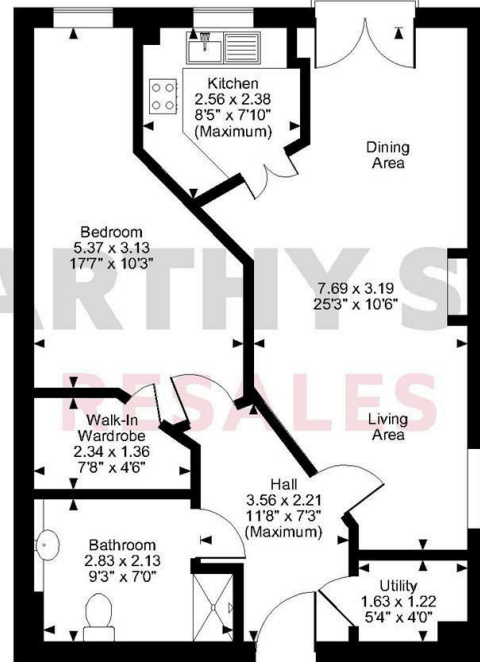


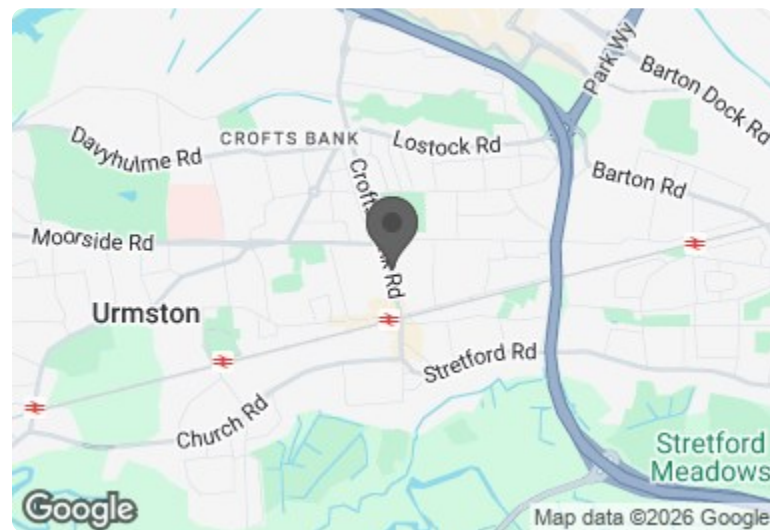
Oakfield Court, Apartment, Crofts Bank Road, Manchester  
Approximate Gross Internal Area  
639 Sq Ft/59 Sq M



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) <b>A</b>		
(81-91) <b>B</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>	82	87
	EU Directive 2002/91/EC	

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 that 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.

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Registered in England and Wales No. 10716544



## 39 Oakfield Court

44-48 Crofts Bank Road, Manchester, M41 0AA

PRICE REDUCED



PRICE REDUCTION

Asking price **£109,950 Leasehold**

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF OAKFIELD COURT - call us to book. FIRST 3 MONTHS SERVICE CHARGE PAID FOR!

Welcome to Oakfield Court in the heart of Urmston, Manchester! This charming retirement apartment is perfect for those over 70 looking for a cosy and convenient living space. With 1 reception room, 1 bedroom, and 1 bathroom, this apartment offers a comfortable and manageable layout. Enjoy the peace of mind of having 30 minutes of domestic help per week, making life a little easier. Don't miss out on this wonderful opportunity for stress-free living in a vibrant community!

Call us on **0345 556 4104 to find out more.**

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

# Oakfield Court, 44-48 Crofts Bank Road,

## 1 Bed | £109,950

PRICE  
REDUCED

### 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.
  - 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 speak with our Property Consultant today.

### Summary

Oakfield Court, developed by McCarthy & Stone, is designed specifically for assisted retirement living for those aged 70 and over. The development offers 51 thoughtfully designed one and two-bedroom apartments, each featuring enhancements to make daily life more comfortable. These include modern kitchens with waist-height ovens to reduce bending, walk-in showers for convenience, easy-to-use lever taps, and slip-resistant flooring for added safety.

Beyond the privacy of your own apartment, Oakfield Court encourages an active and social lifestyle. Homeowners can visit the communal lounge at their leisure, a welcoming space ideal for catching up with friends or participating in the various activities organized by both residents and the Estate Management team. It's also a perfect venue for hosting friends and family for special occasions.

Our on-site bistro restaurant is open daily from 10am to 4pm, offering freshly prepared, nutritious meals at affordable prices. We also accommodate special dietary needs, ensuring a delicious dining experience for homeowners and their guests.

Additional amenities include beautifully landscaped gardens and a comfortable guest suite available for visiting family or friends (additional charges apply). For added peace of mind, Oakfield Court is equipped with an on-site Estate Manager and a 24-hour emergency call system, with personal pendants and call points in each room to ensure help is always at hand.

### 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

The front door, fitted with a spy hole for added security, opens into the entrance hall, where you'll find the 24-hour Tunstall emergency response pull cord system. The hallway also provides access to a spacious walk-in storage/airing cupboard. Key safety features include illuminated light switches, a smoke detector, and an apartment security door entry system with intercom. Another emergency pull cord is conveniently located in the hall. From here, doors lead to the lounge, bedroom, and bathroom.

### Lounge

The spacious lounge offers ample room for dining and features a stylish electric fire with an elegant surround, creating an attractive focal point. A Juliette balcony overlooks the back of the development, adding natural light and a pleasant outlook. The room is equipped with TV and telephone points, a ceiling light, fitted carpets, and raised electric power sockets for convenience. Partially glazed doors lead to a separate kitchen, enhancing the sense of space while maintaining a bright and airy feel.

### Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with work surface. Stainless steel sink with mono lever tap, drainer and electrically operated window above. Built-in waist height oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

### Bedroom

The double bedroom benefits from a walk-in wardrobe, complete with shelving and hanging rails, offering plenty of storage space. Additional features include TV and telephone points, a ceiling light, fitted carpets, and raised electric power sockets for added convenience.

### Bathroom

The bathroom is fully tiled and features a suite that includes a level-access shower for ease of use, a low-level WC, and a vanity unit with a wash basin and a mirror above. Additional amenities include a shaving point, an electric heater, and an extractor fan for added comfort and convenience.

### Service Charge

- 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

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: £9,164.47 for financial year ending 30/09/2026.

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.

### Leasehold Information

Lease : 125 years from 1st June 2015

Ground rent: £435 per annum

Ground rent review: 1st 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.



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