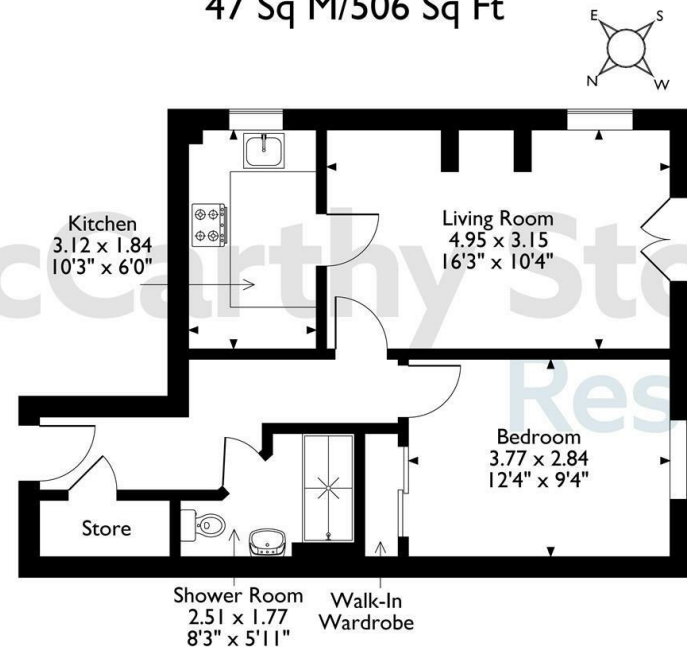
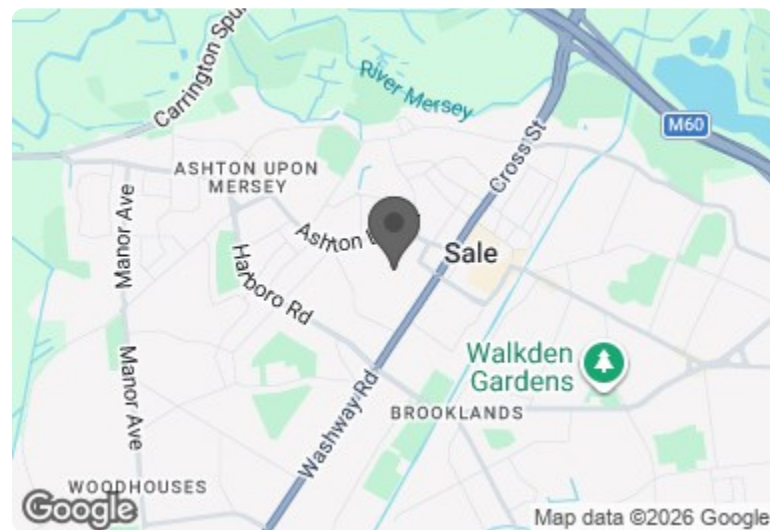


Apartment 14, 43, Oakfield, Sale  
Approximate Gross Internal Area  
47 Sq M/506 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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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>			
(69-80) <b>C</b>		74	74
(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	

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



**14 Michael Court**

43 Oakfield, Sale, M33 6NG

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £175,000 Leasehold**

A one bedroom CORNER APARTMENT with a sunny SOUTH WEST facing outlook situated on the first floor within a popular MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. CONVENIENTLY LOCATED CLOSE TO SHOPS, SUPERMARKETS and LOCAL AMENITIES.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

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

# Michael Court, Oakfield, Sale

## 1 Bed | £175,000

PRICE  
REDUCED

### Summary

Michael Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 36 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

### Local Area

Michael Court is situated on a leafy residential location on Oakfield, Sale. Michael Court has been carefully designed to provide the very best in comfort and convenience. The development is located around 100 meters from Washway Road and the main shopping area, medical and dental centres that lie beyond, together with being close to public transport (MetroLink) and the region's motorway networks, providing access into Manchester City centre and the surrounding Cheshire countryside. Sale is linked to the main waterway networks in the North West by the famous Bridgewater Canal on its route to Manchester from the mines at Worsley. The canal is one of the main attractions to Sale as it runs through the very heart of the town creating a waterside plaza with an Arts Centre and various restaurants offering a pleasant, relaxed environment. Nearby Sale Waterpark provides a Nature Reserve, water-sports, fishing and large areas of paths and woods for walking or cycling.

### Entrance Hall

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. The hallway has a utility / airing cupboard. Doors lead to the living room, bedroom and bathroom.

### Living Room

A spacious dual aspect room with feature electric fire which creates an attractive focal point for the room. The side window

and Julie balcony doors combine to help promote a light and airy feel to the lounge and provides a southerly aspect. TV and telephone points, two ceiling lights and raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

### Kitchen

Fitted kitchen with a range of modern wall and base level units and drawers with a roll top work surface. Stainless steel sink and drainer unit with mono lever tap sits beneath the window with blind. Appliances include a raised level oven, ceramic hob with cooker hood over and an integral fridge and freezer. Tiled flooring, tiled splash backs and under counter lighting.

### Bedroom

Bright and generous bedroom with full length window. Built in double mirror fronted wardrobe with sliding doors. TV and telephone points, ceiling light and raised electric power sockets.

### Bathroom

Fully tiled and fitted with suite comprising of walk-in double shower, WC, vanity unit with sink and mirror above and an electric heated towel rail.

### 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 annual service charge is £3,134.28 for the financial year ending 31/03/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

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 House Manager on site for availability.

### Lease Information

Lease: 125 years from 1st Jan 2011

Ground rent review: 1st Jan 2026

Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

### 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

