



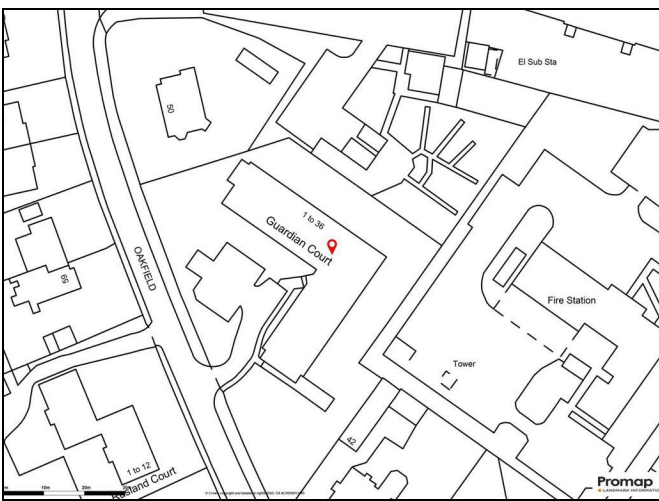
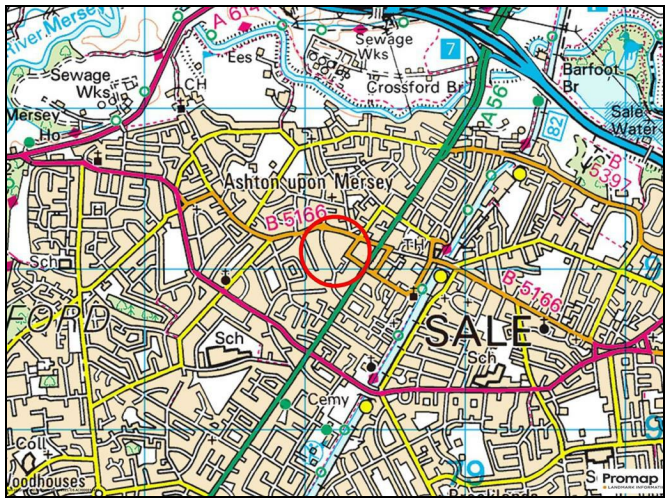
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

www.watersons.net



INDEPENDENT ESTATE AGENTS

Guardian Court Oakfield

Sale, M33 6WG



****NO CHAIN** A SUPERBLY PROPORTIONED TWO BEDROOMED FIRST FLOOR RETIREMENT APARTMENT OFFERED FOR SALE ON A 70% SHARED OWNERSHIP WITH NO RENT DUE ON THE REMAINING 30%. SHORT DISTANCE TO THE TOWN CENTRE. GOOD SIZED ROOMS THROUGHOUT.**

Hall with storage. Lounge. Kitchen. Two Bedrooms. Shower Room. Lovely communal gardens. Resident parking. NO CHAIN

CONTACT SALE 0161 973 6688

£84,000

www.watersons.net

in detail



A superbly proportioned, Two Bedroomed First Floor Retirement Apartment within this popular purpose-built Development surrounded by well-kept Communal Garden Areas and managed by Anchor Homes.

The location is ideal being situated on Oakfield which is within an easy reach of the Town Centre and all its facilities.

The well-proportioned Apartment is 70% shared ownership but please note there is no rent payable on the remaining 30%.

As with many similar Apartments, Guardian Court has Resident Facilities to include: large Communal Lounge, Relative's Bedroom as well as having an In House Manager looking after the Development.

The Apartment comprises:

Entrance Hall having doors providing access to two useful storage cupboards. Further doors then open to the Lounge, Two Bedrooms and Bathroom.

Lounge. An excellent-sized Reception Room having a UPVC double glazed window to the front. Door through to the Kitchen.

Kitchen fitted with a range of modern base and eye-level units with worktops over and inset stainless steel sink unit. Built in oven and hob. Ample space for additional appliances. UPVC double glazed window to the front elevation.

Bedroom One. A good-sized Double Bedroom having uPVC double glazed windows to the front and side elevations.

Bedroom Two. Having a uPVC double glazed window to the front.

Shower Room. Fitted with a suite comprising of: Enclosed shower cubicle, wash hand basin, WC. Wall mounted heated chrome towel rail.

Outside, the Development is surrounded by large, well-kept Communal Gardens and there is Resident Parking to the front.

Such a great location!



Approx Gross Floor Area = 576 Sq. Feet
= 53.6 Sq. Metres

