



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**1 MAULDETH ROAD, M20 4NE**  
**£925 PER CALENDAR MONTH**



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## DESCRIPTION

ONE BEDROOM RETIREMENT PROPERTY TO RENT IN THE SOUGHT AFTER OAK COURT RETIREMENT DEVELOPMENT!

Situated within the highly regarded Oak Court Retirement Development for the over 60s, this beautifully presented one-bedroom apartment has been recently refurbished to a high standard, boasting a stylish new fitted kitchen and contemporary shower room. The property offers bright and spacious accommodation throughout, including a generous living/dining room, well-proportioned double bedroom with fitted wardrobes, and modern kitchen. Ideally positioned on Mauldeth Road, Oak Court provides a welcoming community environment with excellent communal facilities, well-maintained gardens, and convenient access to local shops, transport links and amenities, making it an ideal home for those seeking comfortable and independent retirement living.

An excellent opportunity for those looking to downsize whilst maintaining an independent lifestyle in a highly regarded retirement development.

£100 holding fee is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme. All deposits are lodged with the 'Deposit Protection Service'.

AVAILABLE LATE AUGUST 2026.

## KEY FEATURES

- Beautifully presented one-bedroom retirement apartment for the over 60s
- Recently refurbished with a modern fitted kitchen and contemporary shower room
- Convenient location close to local shops, amenities and transport links
- Lift access and secure entry system
- Situated within the highly sought-after Oak Court Retirement Development
- Residents' lounge and communal facilities
- Excellent access to Didsbury, Withington and Manchester City Centre





# ASHWORTH HOLME

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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>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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