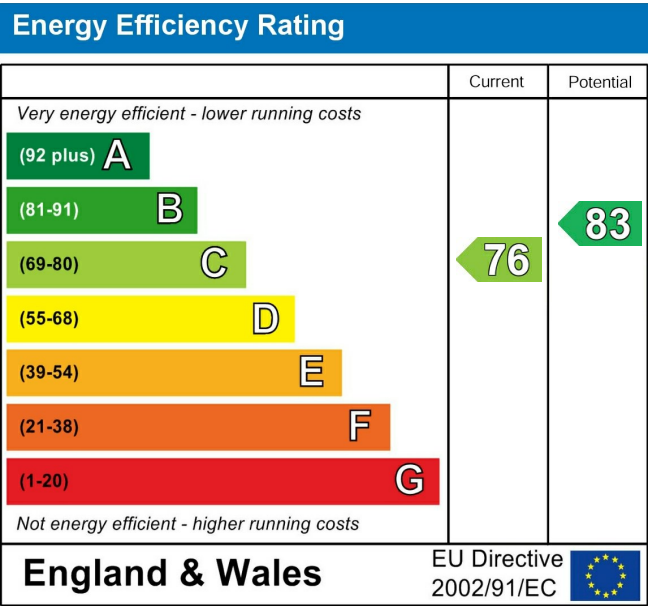
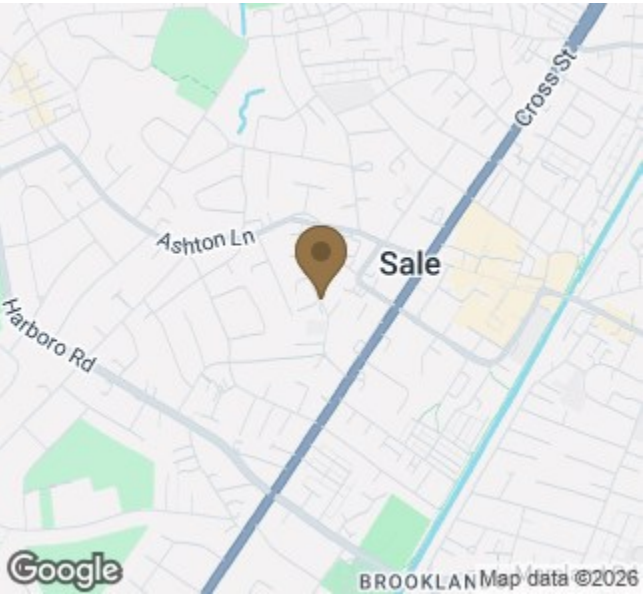




Printed Contact Details...
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Registered in England and Wales No. 10716544



24 Michael Court

Oakfield, Sale, M33 6NG

2 2 Council Tax Band: D

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 24 Michael Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

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

Why you'll love living here:

- Guest suite for friends and family
- Communal lounge
- Beautiful communal gardens
- Onsite house manager
- 24 hour carline system
- A short walk from local shops and amenities
- Part exchange scheme available
- To view please call McCarthy and Stone Resales on 0345 5564104

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

24 Michael Court, Sale

Michael Court

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, en-suite and hallway. The development includes a Homeowners' lounge and landscaped gardens with a patio. 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 and is named after Mona Michael who was a U.S. professor and humanitarian who conceived the idea of using poppies as a symbol of remembrance for those who served in World War. 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 and medical centres that lie beyond, together with being close to public transport 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. The canal is also home to Sale Cruising Club whilst 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; Illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system are all located in the hall. The hallway boasts ample storage with a walk-in storage cupboard and airing cupboard. Doors lead to the bedrooms, living room and bathroom.

Lounge

A beautifully decorated and spacious room with a feature white pebble effect fire and white surround. Plenty of space for dining. There are TV and telephone points, two ceiling lights, fitted carpets, wall mounted electric heater and ample raised electric power sockets. Modern white louvre style folding doors lead into the separate kitchen. Additionally off the lounge is a further walk-in storage cupboard with shelving.



Kitchen

Fully fitted double aspect kitchen, which feels full of natural light. A range of wood effect wall and base units and Granite effect roll top work surfaces, tiled splash-backs and tiled floor. Stainless steel sink and drainer with mono block lever tap sit beneath a window overlooking the communal gardens, built-in raised level oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Room for a washing machine or dishwasher.

Bedroom One

A light and airy bedroom that has a fitted mirrored wardrobe. Ceiling lights, TV and phone point. Separate door leading to an en-suite

En-suite

Fully tiled and fitted with suite comprising of shower unit with adjustable shower-head, hand rail and glass door, WC, vanity unit with sink and mirror above with light and shaving socket. An electric heated towel rail and emergency pull cord.

Bedroom two

Spacious room with a comprehensive range of built in bedroom furniture including wardrobes. Ceiling lights, TV and phone point. Could be used as a second bedroom or an office.

Bathroom

Fully tiled and fitted bath . An additional separate shower unit with hand rail and glass door, WC, vanity unit with sink and mirror above with light and shaving socket. An electric heated towel rail and emergency pull cord.

Service charge includes

- 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 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.

Annual service charge is £4,701.41 for the financial year ending 31/03/2027.



 2 |  2 | Asking price £250,000

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 usually £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information

Lease: 125 years from 1st Jan 2011
Ground rent: £495 per annum
Ground rent review: 1st Jan 2026
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 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

